



May 13, 2025

Canvass of the Election and Swearing-In of the Candidates at 5:30 PM

Regular City Council Meeting at 6:30 PM

City of Bastrop City Council 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.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

PLEASE NOTE: ANYONE IN ATTENDANCE WISHING TO ADDRESS THE COUNCIL MUST COMPLETE A CITIZEN COMMENT FORM AND GIVE THE COMPLETED FORM TO THE CITY SECRETARY PRIOR TO THE START OF THE CITY COUNCIL MEETING. ALTERNATELY, IF YOU ARE UNABLE TO ATTEND THE COUNCIL MEETING, YOU MAY COMPLETE A CITIZEN COMMENT FORM WITH YOUR COMMENTS AT CITYOFBASTROP.ORG/CITIZENCOMMENT AT LEAST TWO HOURS BEFORE THE MEETING STARTS ON THE REQUESTED DATE. COMMENTS SUBMITTED BY THIS TIME WILL BE GIVEN TO THE CITY COUNCIL DURING THE MEETING AND INCLUDED IN THE PUBLIC RECORD, BUT NOT READ ALOUD. COMMENTS FROM EACH INDIVIDUAL IN ATTENDANCE WILL BE LIMITED TO THREE (3) MINUTES.

1. CALL TO ORDER

- 2. PLEDGE OF ALLEGIANCE** - Ximena Rebollar Castillo and Clarissa Vazquez, students from Camino Real Elementary's Girls Who Code Club

TEXAS PLEDGE OF ALLEGIANCE - *Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

- 3. INVOCATION** - Lauren Hansell, City of Bastrop Police Chaplain

4. ELECTION RESULTS

- 4A.** Consider and act on Resolution No. R-2025-92, to canvass the results of the May 3, 2025, General Election for Bastrop Council Members, Place 1 and Place 5, and the Special Mayoral Election.

Submitted by: Victoria Psencik, Assistant City Secretary

5. RECOGNITION

- 5A. Recognition of outgoing Council Member Cheryl Lee.

6. OATH OF OFFICE

- 6A. Incumbent Council Member John Kirkland, Place 5

- Swearing Oath of Office by The Honorable Chris Duggan, State District Judge, District 423
- Signature of Official Documents
- Welcome by the Council
- Comments by Council Member Kirkland

- 6B. Incoming Council Member Perry Lowe, Place 1

- Swearing Oath of Office by The Honorable Chris Duggan, State District Judge, District 423
- Signature of Official Documents
- Welcome by the Council
- Comments by Council Member Lowe

7. ELECTION OF MAYOR PRO TEM

- 7A. Consider and act to elect a Mayor Pro Tem.

Submitted by: Victoria Psencik, Assistant City Secretary

8. RUNOFF ELECTION

- 8A. Consider and act on Resolution No. R-2025-93, calling for a runoff election for Mayor of the Bastrop City Council for a term of one year; designating the date of said Election; designating polling places; designating early voting hours and places; directing posting and publication of notice for said election.

Submitted by: Victoria Psencik, Assistant City Secretary

9. EXECUTIVE SESSION

- 9A. City Council shall convene into a closed executive session pursuant to Texas Government Code Section 551.071 and Section 551.072 to seek advice of legal counsel to discuss the implications of the City of Austin's Aquifer Storage and Recovery Project on the City of Bastrop's water supply.

9B. City Council shall convene into closed executive session pursuant to Texas Government Code Sections 551.071 and 551.072 to seek legal counsel and discuss the potential acquisition of real estate adjacent to Chambers Street within the City of Bastrop.

10. TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION

11. PRESENTATIONS

[11A.](#) Mayor Pro Tem's Report

[11B.](#) Council Members' Report

[11C.](#) City Manager's Report

A. Old Iron Bridge Update

B. Water Wells

C. Blakey Lane / Old Austin Highway

D. Wastewater Plant

E. Streets / Water Street

F. Settlement Sidewalks

[11D.](#) PROCLAMATION - Recognition of April 27th, 2025, as Bastrop Huston-Tillotson Alumni Association Day in the City of Bastrop.

Submitted by: Council Members Kerry Fossler, Cheryl Lee, and Councilmember Elect Perry Lowe

11E. PROCLAMATION - Recognition of May 26, 2025, as Memorial Day with a Joint Proclamation with Bastrop County.

Submitted by: Victoria Psencik, Assistant City Secretary

11F. Presentation and recognition of a Life-Saving Award.

Submitted by: Chris Stone, Fire Chief

[11G.](#) Review and Discuss Visit Bastrop's Quarterly Update Presentation.

Submitted by: Mike Pistana, Interim President and CEO of Visit Bastrop

12. WORK SESSIONS/BRIEFINGS - NONE

13. FINANCIAL TRANSPARENCY AND BUDGET PREPARATION

[13A.](#) Review and discuss the Development Services and Finance Department funds.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

- 13B. Receive an update on OpenGov.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

14. 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.

15. CONSENT AGENDA

The following may be acted upon in one motion. A Council Member or a citizen may request items be removed from the Consent Agenda for individual consideration.

- 15A. Consider and act on the first reading of Ordinance No. 2025-52, authorizing the disbursement of Thirty-Eight Thousand Dollars (\$38,000) for the construction of the Fisherman's Park Walkway Improvement project, and move to include on the May 27, 2025, agenda for a second reading.

Submitted by: Terry Moore, Parks & Recreation Director

- 15B. Consider and act on the second reading of Ordinance No. 2025-47, amending the budget for the Fiscal Year 2025 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A.

Submitted by: Laura Allen, Assistant Finance Director

- 15C. Consider and act to approve the Bastrop City Council minutes from the following meetings: April 21, 2025, Joint Meeting with Bastrop EDC Board; April 22, 2025, Regular Meeting; April 24, 2025, Joint Meeting with Planning & Zoning Commission; and April 29, 2025, Special Meeting.

Submitted by: Victoria Psencik, Assistant City Secretary

- 15D. Consider and act on Resolution No. R-2025-90 approving a request for reimbursement in the amount of Three Thousand Dollars (\$3,000.00), for two cemetery plots purchased at the Fairview Cemetery in Bastrop, Texas, as attached in Exhibit A.

Submitted by: Laura Allen, Assistant Finance Director

- 15E. Consider and act on Resolution No. R-2025-91, approving the Bastrop Bird Junction Project locations seven (7) and eight (8) of the proposed nine (9) locations, as identified in Exhibit A.

Submitted by: Michaela Joyce, Main Street Manager

16. ITEMS FOR INDIVIDUAL CONSIDERATION

- 16A. Conduct a public hearing, consider and act on the first reading of Ordinance No. 2025-49, annexing a tract of land described as 23.298 +/- acres of land out of the Nancy Blakey survey, Abstract No. A98, located west of Farm-to-Market Road 969, know as Valverde Section 2, Phase 4, as shown in Exhibit A; and move to include on the May 27, 2025, agenda for a second reading.

Submitted by: Viviana Nicole Andres, Assistant to the City Manager

- 16B. Consider and act on the first reading of Ordinance No. 2025-50, amending the Bastrop Code of Ordinances, Chapter 13 - Utilities, Article 13.02 - Water and Wastewater Rates and Charges, by enacting Section 13.02.13 titled "Utility Pass-through Fees" and move to include on the May 27, 2025, agenda for a second reading.

Submitted by: Viviana Nicole Andres, Assistant to the City Manager

- 16C. Consider and act on the first reading of Ordinance No. 2025-51, establishing 15.8410 acres located at 1500 Farm Street, Bastrop, Texas, as designated parkland and move to include on the May 27, 2025, agenda for a second reading.

Submitted by: Terry Moore, Parks & Recreation Director

- 16D. Conduct a public hearing, consider and act on the first reading of Ordinance No. 2025-48, amending 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; and move to include on the May 27, 2025, Consent Agenda for the second reading.

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

17. ADJOURNMENT

All items on the agenda are eligible for discussion and action unless specifically stated otherwise.

The Bastrop City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development), and §551.086 (Competitive Matters regarding Electric Utility).

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 of 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: Thursday, May 8, 2025 at 4:45 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Victoria Psencik
Victoria Psencik, Assistant City Secretary



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Consider and act on Resolution No. R-2025-92, to canvass the results of the May 3, 2025, General Election for Bastrop Council Members, Place 1 and Place 5, and the Special Mayoral Election.

AGENDA ITEM SUBMITTED BY:

Victoria Psencik, Assistant City Secretary

BACKGROUND/HISTORY:

Sec. 67.002. CANVASS OF PRECINCT RETURNS.:

(a) Except as otherwise provided by law, the precinct election returns for each election shall be canvassed by the following authority:

- (1) for an election ordered by the governor or by a county authority, the commissioners court of each county in which the election is held; and
- (2) for an election ordered by an authority of a political subdivision other than a county, the political subdivision's governing body.

(b) The canvass of precinct returns shall be conducted in accordance with this chapter except as otherwise provided by this code.

The final results will be provided to the City on Monday, May 12, after the Central Counting Station meets to count late-arriving mail ballots and provisional ballots.

Staff will provide the final resolutions with the results to the Council at that time and on the dais.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Consider and act on Resolution No. R-2025-92, to canvass the results of the May 3, 2025, General Election for Bastrop Council Members, Place 1 and Place 5, and the Special Mayoral Election.

ATTACHMENTS:

- ENGLISH – Resolution No. R-2025-92
- SPANISH – Resolution No. R-2025-92
- City of Bastrop – Unofficial Results

RESOLUTION NO. R-2025-92**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS TO CANVASS THE MAY 3, 2025, GENERAL ELECTION FOR BASTROP CITY COUNCIL MEMBERS PLACE 1 AND PLACE 5 AND THE SPECIAL MAYORAL ELECTION; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, on May 3, 2025, a General Election was held to elect City Council Members for Place 1 and Place 5, and a Special Election was held to elect a Mayor with an unexpired term of one (1) year; and

WHEREAS, the returns of the General and Special Elections have been made to the Council and show that the votes for Mayor and City Council Members were cast as follows:

MAYOR

Willie DeLaRosa	XXX votes
Ward Northcutt	XXX votes
Ishmael Harris	XXX votes

CITY COUNCIL MEMBER – Place 1

Perry Lowe	XXX votes
Cecilia Serna	XXX votes

CITY COUNCIL MEMBER – Place 5

John Kirkland	XXX votes
Cheryl Lee	XXX votes

WHEREAS, of the two candidates who received the highest number of votes cast for the office of Mayor, those being Willie DeLaRosa and Ishmael Harris, neither candidate received a majority of all the votes cast for Mayor;

WHEREAS, Perry Lowe received a majority of all votes cast for the office of City Council Member Place 1; and

WHEREAS, John Kirkland received a majority of all votes cast for the office of City Council Member Place 5; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The Council finds that all of the recitals contained in this resolution are true and adopts them as findings of fact by this governing body; and

Section 2. The Council finds that the results of the General election and Special election, as tabulated and canvassed, reflect the votes cast at those elections; and

Section 3. The Council accepts and approves the returns for the General election and Special election, as tabulated and received and canvassed, and declares that the following persons are officially elected and may qualify for the office indicated for terms that begin May 13, 2025:

City Council Member Place 1, Perry Lowe

City Council Member Place 5, John Kirkland

Section 4. With this canvass, the Council is making the precinct returns received from Bastrop County official.

Section 5. That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this **13th** day of **May, 2025**.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



RESOLUCIÓN NRO. R-2025-92

UNA RESOLUCIÓN DEL CONSEJO MUNICIPAL DE LA CIUDAD DE BASTROP, TEXAS, PARA EFECTUAR EL ESCRUTINIO DE LA ELECCIÓN GENERAL DEL 3 DE MAYO DE 2025 PARA EL LUGAR 1 Y EL LUGAR 5 DE MIEMBROS DEL CONSEJO MUNICIPAL DE BASTROP Y LA ELECCIÓN ESPECIAL PARA ALCALDE; Y ESTABLECER UNA FECHA DE ENTRADA EN VIGENCIA.

EN VISTA DE QUE, el 3 de mayo de 2025 se celebró una Elección General para elegir miembros para el Lugar 1 y el Lugar 5 del Consejo Municipal, y se celebró una Elección Especial para elegir un alcalde para completar un término restante de un (1) año; y

EN VISTA DE QUE, los resultados de la Elección General y de la Elección Especial fueron enviados al Consejo y muestran que los votos escrutados para alcalde y miembros del Consejo Municipal son los siguientes:

ALCALDE

Willie DeLaRosa	XXX votos
Ward Northcutt	XXX votos
Ishmael Harris	XXX votos

MIEMBRO DEL CONSEJO MUNICIPAL – Lugar 1

Perry Lowe	XXX votos
Cecilia Serna	XXX votos

MIEMBRO DEL CONSEJO MUNICIPAL – Lugar 5

John Kirkland	XXX votos
Cheryl Lee	XXX votos

EN VISTA DE QUE, de los dos candidatos que recibieron el mayor número de votos emitidos para el cargo de alcalde, es decir, Willie DeLaRosa e Ishmael Harris, ningún candidato recibió una mayoría de todos los votos emitidos para alcalde;

EN VISTA DE QUE, Perry Lowe recibió una mayoría de todos los votos emitidos para el cargo del Lugar 1 de miembro del Consejo Municipal; y

EN VISTA DE QUE, John Kirkland recibió una mayoría de todos los votos emitidos para el cargo del Lugar 5 de miembro del Consejo Municipal; y

AHORA, POR LO TANTO, EL CONSEJO MUNICIPAL DE LA CIUDAD DE BASTROP, TEXAS, RESUELVE:

Sección 1. El Consejo halla que todos los considerandos incluidos en esta resolución son verdaderos y los adopta como determinaciones de hechos por parte de este organismo rector; y

Sección 2. El Consejo halla que los resultados de la Elección General y de la Elección Especial, conforme su tabulación y escrutinio, reflejan los votos emitidos en esas elecciones; y

Sección 3. El Consejo acepta y aprueba los resultados para la Elección General y la Elección Especial, conforme su tabulación, recepción y escrutinio, y declara que las siguientes personas están oficialmente electas y cumplen con los requisitos para el cargo indicado, para los términos que comienzan el 13 de mayo de 2025:

Miembro del Consejo Municipal, Lugar 1, Perry Lowe

Miembro del Consejo Municipal, Lugar 5, John Kirkland

Sección 4. Con este escrutinio, el Consejo presenta los resultados de los precintos recibidos del funcionario del Condado de Bastrop.

Sección 5. Que esta resolución entrará en vigencia de inmediato tras su aprobación, y así se resuelve.

DEBIDAMENTE RESUELTA Y ADOPTADA por el Consejo Municipal de la Ciudad de Bastrop a los **13** días del mes de **mayo de 2025**.

APROBADA:

firma: _____
John Kirkland, Alcalde *pro tempore*

ATESTIGUA:

Victoria Psencik, Subsecretaria de la Ciudad

APROBADA EN CUANTO A SU FORMA:

Abogado de la Ciudad
Denton Navarro Rocha Bernal & Zech, P.C.



Unofficial Results

RESULTS

Last updated

📅 Saturday, May 3, 2025, 9:05:09 PM (4 days ago)

★ (0)

☆ City of Bastrop

City Council, Place 1 City of Bastrop (Vote For 1)

Perry Lowe	870
Cecilia Serna	372
	1,242

City Council, Place 5 City of Bastrop (Vote For 1)

John Kirkland	716
Cheryl Lee	561
	1,277

Mayor, Unexpired Term City of Bastrop (Vote For 1)

Willie DeLaRosa	441
Ward Northcutt	219
Ishmael Harris	625
	1,285

VOTER TURNOUT

TOTAL

7.69%

REPORTS

Summary CSV

Comma separated file showing total votes received.



Detail XLS

Precinct level details for election results. Contains votes received by choice in each contest for all participating precincts.



Detail XML

Precinct level details for election results. Contains votes received by choice in each contest for all participating precincts.



Detail TXT

Precinct level details for election results. Contains votes received by choice in each contest for all participating precincts.



VOTE CENTERS REPORTING



Vote Centers Reported: 10/10



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Consider and act on Resolution No. R-2025-93, calling for a runoff election for Mayor of the Bastrop City Council for a term of one year; designating the date of said Election; designating polling places; designating early voting hours and places; directing posting and publication of notice for said election.

AGENDA ITEM SUBMITTED BY:

Victoria Psencik, Assistant City Secretary

BACKGROUND/HISTORY:

TEXAS ELECTION CODE

Chapter 3. Ordering Election

- Sec. 2.021. Runoff Election Required.
If no candidate for a particular office receives the vote necessary to be elected in an election requiring a majority vote, a runoff election for that office is required.
- Sec. 2.024. Ordering Runoff.
Not later than the fifth day after the date the final canvass of the main election is completed, the authority responsible for ordering the main election shall order the runoff election.

CITY CHARTER

Article IX - Section 9.07 - Election by Majority.

- At any election for the Council, including the Mayor, the candidate for each place or position who shall receive the majority of votes cast shall be declared elected.
- Where in an election for any office no candidate receives a majority of all the votes cast for such office at such election, the Council shall, immediately upon declaring the official results of the election, issue a call for a runoff election for every office to which no one was elected by a majority vote. Such runoff election shall be held on a date set by the Council not earlier than the twentieth day or later than the thirtieth day after the date the final canvass of the main election is completed, or in accordance with State law. In such runoff election, the two (2) candidates who received, in the preceding main election, the highest number of votes for each office to which no one was elected shall be voted on again, and the candidate who receives the majority of the votes cast for each such office in the runoff election shall be elected to such office.

FISCAL IMPACT:

The Election Services contract's original cost estimate for a runoff election was \$22,770.94.

The Bastrop County Elections Department will lower the cost by providing its staff for early voting.

The updated estimated cost is \$19,687.07.

RECOMMENDATION:

Consider and act on Resolution No. R-2025-93, calling for a runoff election for Mayor of the Bastrop City Council for a term of one year; designating the date of said Election; designating polling places; designating early voting hours and places; directing posting and publication of notice for said election.

ATTACHMENTS:

- ENGLISH – Resolution No. R-2025-93
- SPANISH – Resolution No. R-2025-93

RESOLUTION NO. R-2025-93

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS CALLING FOR AND ESTABLISHING THE PROCEDURES FOR A RUNOFF ELECTION FOR MAYOR OF THE BASTROP CITY COUNCIL FOR A UNEXPIRED TERM OF ONE YEAR; DESIGNATING THE DATE OF SAID ELECTION FOR JUNE 7, 2025; DESIGNATING POLLING PLACES; DESIGNATING EARLY VOTING HOURS AND PLACES; PROVIDING FOR POSTING AND PUBLICATION OF NOTICE FOR SAID ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Sec. 2.021 of the Election Code of the State of Texas, and Article IX, Section 9.07 of the Bastrop City Charter, it is provided that if no candidate for a particular office receives the vote necessary to be elected in an election requiring a majority vote, a runoff election for that office is required; and

WHEREAS, a canvassing of the returns and declaring the results of a General and Special City Municipal Elections held on May 3, 2025, was approved by the City Council on May 13, 2025; and

WHEREAS, the canvass determined that, in the Special Election race for Mayor, no candidate received a majority of the votes cast; and

WHEREAS, the two candidates receiving the highest number of votes for the office of Mayor were Willie DeLaRosa and Ishmael Harris.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby adopted and made a part of this Resolution for all purposes.

Section 2. There is hereby ordered a runoff election to be held in the City of Bastrop, Texas, on the **7th day of June 2025**, to elect a Mayor for an unexpired one year. The two candidates for the Special Mayoral Runoff Election shall be Willie DeLaRosa and Ishmael Harris. The candidate receiving a majority of the votes cast for Mayor shall be declared elected to such office.

Section 3. Kristin Miles is hereby appointed the Clerk for Early Voting. Ballot applications and ballots voted by mail should be addressed to the Early Voting Clerk, Kristin Miles, Bastrop County Elections Administrator, 804

Pecan Street, Bastrop, Texas 78602. Applications for ballots by mail must be received no later than the close of business on May 27, 2025, the 11th day before Election Day. The Early Voting Clerk may receive applications for ballots by email at elections@co.bastrop.tx.us.

Section 4. Early voting by personal appearance shall be conducted at the Bastrop County Courthouse Annex, 804 Pecan Street, Lower Level, Conference Room, Bastrop, TX 78602.

Early voting by personal appearance will begin on Tuesday, May 27, 2025, and will end on Tuesday, June 3, 2025, and the hours designated for early voting by personal appearance shall be as set forth below:

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
No Voting	26 STATE HOLIDAY No Voting	27 8 am to 5 pm	28 8 am to 5 pm	29 8 am to 5 pm	30 8 am to 5 pm	No Voting
No Voting	2 7 am to 7 pm	3 7 am to 7 pm	No Voting	No Voting	No Voting	7 ELECTION DAY 7 am to 7 pm

In accordance with Tex. Elec. Code Ann. § 127.001, Bastrop County does hereby establish a Central Counting Station, located at the Bastrop County Courthouse Annex, Lower-Level Conference Room, 804 Pecan Street, Bastrop, Texas, 78602 for the June 7, 2025 Runoff Election.

The contracting entity (Bastrop County) does hereby appoint the following election judges, alternate judges and central count staff for the June 7, 2025, Election.

Polling Location	Presiding Election Judge	Alternate Election Judge	# of Clerks
Bastrop County Courthouse Annex	Geneva Bratrud	Analicia Vasquez	1
Ballot Board	Barbara Clemons	William Bratrud	1

Central Count Staff	Manager	Tabulation Supervisor	Presiding Judge	Alternate Judge
	Kristin Miles	Megan Welch	Kristin Miles	Megan Welch

- Section 5.** All resident, qualified voters, determined by the laws of the State of Texas, the Charter, and ordinances of the City of Bastrop, shall be qualified to vote at such election. Voting on Election Day, June 7, 2025, shall be conducted at the Bastrop County Courthouse Annex, 804 Pecan Street, Bastrop, TX 78602, and said election shall be held between the hours of 7:00 a.m. and 7:00 p.m. on the aforementioned date.
- Section 6.** The Runoff Election shall be held in accordance with the Election Code of this State, and only resident qualified voters of the City shall be eligible to vote at the election.
- Section 7.** The Mayor shall give notice of this election in accordance with the terms and provisions of Sections 4.004, 83.010, 85.004, and 85.007 of the Election Code, and all necessary orders and writs for the elections shall be issued by the proper authority. Returns of the elections shall be made to the City Council immediately after the closing of the polls.
- Section 8.** The results of the elections shall be certified, canvassed, and returned in the form and manner prescribed by the laws of the State of Texas and the Charter and Ordinances of the City of Bastrop.
- Section 9.** The notice of the election hereby ordered and called shall be promulgated, published, and posted in keeping with the laws of the State of Texas and the Charter and Ordinances of the City of Bastrop.
- Section 10.** If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this resolution.
- Section 11.** This resolution shall be in full force and effect from and after its passage on the date shown below; provided that if any term or provision of this Resolution conflicts with, or is inconsistent with, the Texas Elections Code, the Texas Election Code shall govern, and control and the Election Officer shall comply with the Texas Election Code.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this **13th** day of **May, 2025**.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



RESOLUCIÓN NRO. R-2025-93

UNA RESOLUCIÓN DEL CONSEJO MUNICIPAL DE LA CIUDAD DE BASTROP, TEXAS, PARA CONVOCAR Y ESTABLECER LOS PROCEDIMIENTOS DE CELEBRACIÓN DE UNA ELECCIÓN DE SEGUNDA VUELTA PARA ALCALDE DEL CONSEJO MUNICIPAL DE BASTROP PARA COMPLETAR UN TÉRMINO RESTANTE DE UN AÑO; DESIGNAR LA FECHA DE DICHA ELECCIÓN PARA EL 7 DE JUNIO DE 2025; DESIGNAR LOS LUGARES DE VOTACIÓN; DESIGNAR HORARIOS Y SUCURSALES DE VOTACIÓN ANTICIPADA; DISPONER LA COLOCACIÓN Y LA PUBLICACIÓN DEL AVISO PARA DICHA ELECCIÓN; Y DISPONER UNA FECHA DE ENTRADA EN VIGENCIA.

EN VISTA DE QUE, en virtud de la sección 2.021 del Código Electoral del Estado de Texas, y de la sección 9.07 del artículo IX de la Carta Orgánica de la Ciudad de Bastrop, se dispone que si ningún candidato para un cargo específico recibe el voto necesario para ser electo en una elección que exige voto mayoritario, se debe celebrar una elección de segunda vuelta para ese cargo; y

EN VISTA DE QUE, el 13 de mayo de 2025 el Consejo Municipal aprobó un escrutinio de los resultados y declaración de los resultados de una Elección Municipal General y una Elección Municipal Especial celebradas el 3 de mayo de 2025; y

EN VISTA DE QUE, el escrutinio determinó que, en la contienda de la Elección Especial para alcalde, ninguno de los candidatos recibió una mayoría de los votos emitidos; y

EN VISTA DE QUE, los dos candidatos que recibieron el mayor número de votos para el cargo de alcalde fueron Willie DeLaRosa e Ishmael Harris.

AHORA, POR LO TANTO, EL CONSEJO MUNICIPAL DE LA CIUDAD DE BASTROP, TEXAS, RESUELVE:

Sección 1. Por la presente, se hallan verdaderos los considerandos incluidos en el preámbulo de esta resolución y, por la presente, dichos considerandos se adoptan y convierten en una parte de ella para todo fin.

Sección 2. Por la presente, se ordena celebrar una elección de segunda vuelta en la Ciudad de Bastrop, Texas, el **día 7 de junio de 2025**, para elegir a un alcalde para completar un término restante de un año. Los dos candidatos

para la Elección Especial de Segunda Vuelta para Alcalde serán Willie DeLaRosa e Ishmael Harris. El candidato que reciba una mayoría de los votos emitidos para alcalde será declarado electo a dicho cargo.

Sección 3. Por la presente, se designa a Kristin Miles como Oficial de Votación Anticipada. Las solicitudes de boletas y los votos emitidos por correo deben enviarse a Early Voting Clerk, Kristin Miles, Bastrop County Elections Administrator, 804 Pecan Street, Bastrop, Texas 78602. Las solicitudes de boletas de votación para votar por correo deben recibirse a más tardar al cierre del horario de atención del 27 de mayo de 2025, el onceavo día anterior al Día de Elección. La Oficial de Votación Anticipada puede recibir las boletas por correo electrónico en elections@co.bastrop.tx.us.

Sección 4. La votación anticipada en persona se llevará a cabo en la sala de conferencias de planta baja del Bastrop County Courthouse Annex sito en 804 Pecan Street, Bastrop, TX 78602.

La votación anticipada en persona comenzará el martes 27 de mayo de 2025 y finalizará el martes 3 de junio de 2025, y los horarios designados para la votación anticipada en persona serán los siguientes:

DOMINGO	LUNES	MARTES	MIÉRCOLES	JUEVES	VIERNES	SÁBADO
No hay votación	26 FERIADO ESTATAL No hay votación	27 De 8 a.m. a 5 p.m.	28 De 8 a.m. a 5 p.m.	29 De 8 a.m. a 5 p.m.	30 De 8 a.m. a 5 p.m.	No hay votación
No hay votación	2 De 7 a.m. a 7 p.m.	3 De 7 a.m. a 7 p.m.	No hay votación	No hay votación	No hay votación	7 DÍA DE ELECCIÓN De 7 a.m. a 7 p.m.

De acuerdo con la sección 127.001 del Código Electoral de Texas Anotado, por la presente, el Condado de Bastrop establece una Estación central de conteo, ubicada en la sala de conferencias de planta baja del Bastrop County Courthouse Annex sito en 804 Pecan Street, Bastrop, Texas, 78602, para la Elección de Segunda Vuelta del 7 de junio de 2025.

Por la presente, la entidad que contrata (Condado de Bastrop) designa a los siguientes jueces electorales, jueces suplentes y personal de la central de conteo para la elección del 7 de junio de 2025.

Lugar de votación	Juez/a electoral presidente/a	Juez/a electoral suplente	Nro. de oficiales
Bastrop County Courthouse Annex	Geneva Bratrud	Analicia Vasquez	1
Consejo de boletas	Barbara Clemons	William Bratrud	1

Personal de Central de conteo	Gerente	Supervisor/a de Tabulación	Juez/a Presidente/a	Juez/a Suplente
	Kristin Miles	Megan Welch	Kristin Miles	Megan Welch

Sección 5. Todos los votantes habilitados, residentes, determinados por las leyes del Estado de Texas, la Carta Orgánica y ordenanzas de la Ciudad de Bastrop estarán habilitados para votar en dicha elección. La votación del Día de Elección, el 7 de junio de 2025, se llevará a cabo en el Bastrop County Courthouse Annex, 804 Pecan Street, Bastrop, TX 78602, y dicha elección se efectuará en el horario de 7:00 a. m. a 7:00 p. m. en la fecha mencionada antes.

Sección 6. La Elección de Segunda Vuelta se celebrará en conformidad con el Código Electoral de este Estado y únicamente los votantes habilitados residentes de la Ciudad serán elegibles para votar en la elección.

Sección 7. El alcalde dará aviso de esta elección de acuerdo con los términos y las disposiciones de las secciones 4.004, 83.010, 85.004 y 85.007 del Código Electoral, y todas las órdenes y los escritos necesarios para las elecciones serán emitidos por la autoridad pertinente. Los resultados de las elecciones serán entregados al Consejo Municipal inmediatamente después del cierre de los comicios.

Sección 8. Los resultados de las elecciones serán certificados, escrutados y presentados en la forma y manera prescrita por las leyes del Estado de Texas y la Carta Orgánica y las ordenanzas de la Ciudad de Bastrop.

Sección 9. El aviso de la elección ordenada y convocada por el presente documento será promulgado, publicado y colocado en conformidad con las leyes del Estado de Texas y la Carta Orgánica y las ordenanzas de la Ciudad de Bastrop.

Sección 10. Si por cualquier motivo se determinare la inconstitucionalidad de cualquier sección, subsección, oración, cláusula o frase de esta resolución, dicha determinación no afectará la validez de las otras partes de esta resolución.

Sección 11. Esta resolución tendrá plena validez y vigencia a partir de su aprobación en la fecha mostrada abajo; siempre que cualquier término o disposición de esta resolución entre en conflicto o sea incompatible con el Código Electoral de Texas, el Código Electoral de Texas regirá y controlará y el Funcionario Electoral cumplirá con el Código Electoral de Texas.

DEBIDAMENTE RESUELTA Y ADOPTADA por el Consejo Municipal de la Ciudad de Bastrop a los **13** días del mes de **mayo de 2025**.

APROBADA:

firma: _____
John Kirkland, Alcalde *pro tempore*

ATESTIGUA:

Victoria Psencik, Subsecretaria de la Ciudad

APROBADA EN CUANTO A SU FORMA:

Abogado de la Ciudad
Denton Navarro Rocha Bernal & Zech, P.C.





STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Mayor Pro Tem's Report

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

(b) For purposes of Subsection (a), "items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Council Members' Report

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

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- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

City Manager's Report

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

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- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

Proclamation



WHEREAS, in the 1950s, the Original Bastrop Chapter was established by O.D. DeShay and Gene Sampson, Sr., and

WHEREAS, the organization quickly earned recognition for its strong attendance and exceptional recruitment efforts; and

WHEREAS, over time, the chapter became affiliated with the Huston-Tillotson International Alumni Association (HTIAA); and

WHEREAS, through this affiliation, the chapter organized successful fundraisers, raised scholarship funds for Bastrop County students, and made generous contributions to Huston-Tillotson College, now Huston-Tillotson University; and

WHEREAS, their dedication extended to regular participation in the National Conference in Austin, traveling by motorcade and consistently representing the chapter with the highest membership; and

WHEREAS, in November 2022, the Original Bastrop Chapter made a pivotal decision to transform into The Bastrop Huston-Tillotson; and

WHEREAS, now operating as the Bastrop Alumni Association, this 501(c)(3) tax-exempt corporation continues its proud mission of recruiting members, supporting the university, and providing scholarships for students within the Bastrop Independent School District.

NOW, THEREFORE, I, John Kirkland, Acting Mayor Pro Tem of the City of Bastrop, Texas, do hereby proclaim **April 27th, 2025** as:

Bastrop Huston-Tillotson Alumni Association Day

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Bastrop, Texas to be affixed this 27th day of April 2025.

ATTEST:

Victoria Psencik, Assistant City Secretary



CITY OF BASTROP, TEXAS

John Kirkland, Acting Mayor Pro Tem



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Visit Bastrop Fiscal Year 2024 – 2025 Quarterly (Q2) Update and Presentation

AGENDA ITEM SUBMITTED BY:

Submitted by: Mike Pistana, Visit Bastrop Interim President & CEO

ATTACHMENTS:

1. Visit Bastrop FY 2025 – 2025 Quarterly (Q2) Update and Presentation
 - Mission/Vision and Leadership
 - Executive Summary
 - Tourism Economics Website Impact Calculator
 - Market Updates and Destination Comparison
 - Servicing/Partnership Update & Collaboration Participation
 - Website Attribution Dashboard
 - Marketing, Advertising and Public Relations
 - Website Analytics and Metrics
 - Placer.ai

FY 2024 – 2025 Q2 UPDATE

Presented by:
Mike Pistana
Ashton LaFuentes

VISIT
BASTROP

— EST. 1832 —

Texas

FY 2024 – 2025 Q2 PRESENTATION OVERVIEW

- Mission/Vision and Leadership
- Executive Summary
- Tourism Economics Website Impact Calculator
- Market Updates and Destination Comparison
- Servicing/Partnership Update & Collaboration Participation
- Website Attribution Dashboard
- Marketing, Advertising and Public Relations
- Website Analytics and Metrics
- Placer.ai

EXECUTIVE SUMMARY

FY 2024 – 2025 BOARD OF DIRECTORS AND STAFF

Lee Harle, Chairman
Bastrop River Company

Alex Henley, Vice Chair
Insight Brazilian Jiu-Jitsu

Amy Bailey, Secretary
Actress

Heather Young-Lira, Treasurer
Lost Pines Learning Collective

Barbara Caldwell
Retired

Irby Morvant
Hyatt Regency Lost Pines

Jessica Upton
J. Upton Travel

Harrison Wood
LCRA

Heather Lyon
Hampton Inn

Michaela Joyce – Ex Officio
City of Bastrop, Main Street Program

Becki Womble – Ex Officio
Bastrop Chamber of Commerce

Adena Lewis – Ex Officio
Bastrop County EDC and Tourism

STAFF:

Mike Pistana
Interim President & CEO

Ashton LaFuenta
Director of Marketing

Stephanie Doradea
Business Manager

VISIT BASTROP MISSION AND VISION STATEMENTS

Mission

To promote and develop Bastrop through a targeted destination strategy that drives economic growth and quality of place.

Vision

To champion Bastrop and the Lost Pines region branded experiences to facilitate local tourism, business development, education, and advocacy.

BASTROP AREA HOTEL BRANDS



NEW HOTEL OPENING

- 1st hotel opening in Bastrop since 2010
- 114 room extended-stay hotel
- Largest hotel in Bastrop city limits
- All units are studios or one-bedroom suites with fully equipped kitchens



VISIT BASTROP



BASTROP HOTEL MARKET SNAPSHOT

Quarterly Performance: January 1 – March 31, 2025 VS Prior Year

	Q2 FY2025	Q2 FY2024	YOY CHANGE
Hotel Occupancy	60.3%	58.0%	4%
Average Daily Rate (ADR)	\$213.13	\$209.10	2%
Room Revenue	\$11,958,309	\$10,655,821	12%

DESTINATION COMPARISON – 2024 RESULTS

The following are hotel data insights about other communities that are similar to Bastrop. All are in a close proximity to a large city, have a downtown district and are a small to medium sized community with an emphasis on tourism and conventions.

CITY	# OF HOTELS	ROOMS	OCCUPANCY	ADR
Bastrop	12	1,087	64.9	218.18
Boerne	10	688	62.8	136.72
Buda	10	718	61.7	106.88
Georgetown	12	964	59.1	105.45
Seguin	11	808	57.3	93.15
Spring	22	2,058	58.2	127.64
Submarket: San Marcos/Austin Surrounding Area	83	4,612	61.2	111.98

CITY	# OF HOTELS	ROOMS	OCCUPANCY	ADR
Bastrop (excluding Hyatt)	11	596	62.8	116.21

Source: Texas Hotel Performance Factbook by Source Strategies

Q2 2025 SERVICING AND PARTNERSHIP UPDATE

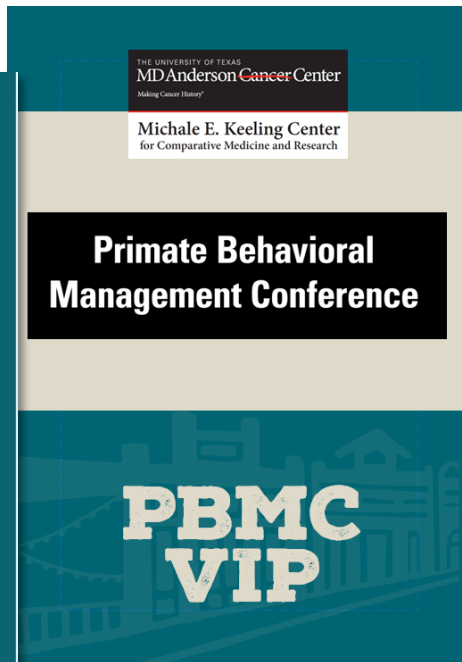
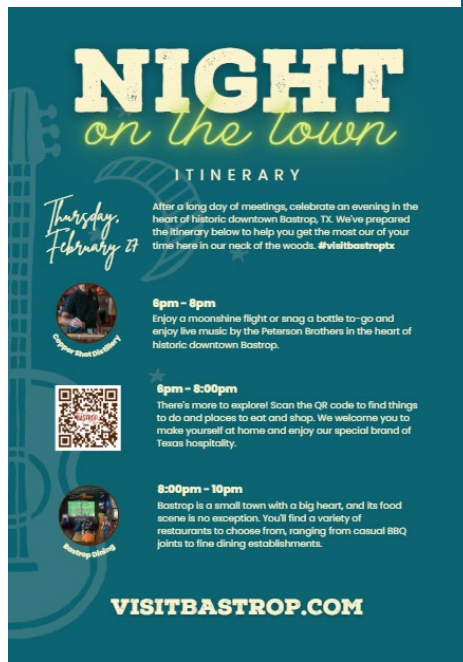
Visit Bastrop continually services and partners with many types of groups and events including corporate, associations, wedding venues, local organizations, and more. Some Q2 highlights:

- **Texas Parks and Wildlife** – Coordinated two weeks of catered meals for training sessions at Bastrop State Park, generating \$17,000 in revenues for 10 local restaurants.
- **Harry Potter: A Forbidden Forest Experience** – Advertising partnership with Warner Brothers for this high-profile event at McKinney Roughs Nature Park.
- **Bastrop Mardi Gras Event and Parade** – Provided marketing support, visitor analytics (via Placer.ai), and on-site engagement through our booth distributing beads and giveaway items.
- **Lights, Camera, Bastrop Film Extravaganza** – Awarded HOT grant funding to support marketing and promotional reach for this festival and event.



Q2 2025 SERVICING AND PARTNERSHIP UPDATE

- MD Anderson – Primate Behavioral Management Conference:**
 Provided 75 welcome bags and conference badges for this conference.



- Hyatt Regency Lost Pines – Meet Texas:**
 Collaborated with Hyatt team to secure print and digital advertising for the newly opened Riverbend Event Barn. Meet Texas is distributed annually to more than 15,000 active meeting planner professionals.

Q2 COLLABORATION AND PARTICIPATION

Visit Bastrop are members of several tourism industry organizations and helps support and participate in numerous statewide events

Texas Travel Alliance Unity Dinner – Austin, TX

Our Visit Bastrop delegation joined statewide tourism leaders, board members and elected officials for a night of advocacy, networking and celebration of the Texas Travel Industry.

Texas Association of CVB's Winter Conference – Waco, TX

Engaged with Texas DMO/CVB peers to share best practices and gain insights on destination marketing, sales, advocacy and visitor experience strategies.

Destinations International, Marketing and Communications Summit – Austin, TX

Joined national destination leaders to explore the latest trends in travel marketing, branding, and strategic communications.



WEBSITE ATTRIBUTION SOLUTIONS DASHBOARD

Visit Bastrop invested in a new data analytics platform, the Tourism Economics Website Impact Calculator (WIC), which attributes website traffic to physical visits. The WIC provides us a tool to analyze and communicate our owned marketing impact, transforming data into actionable insights.

Website Attribution Summary

From 1/3/2025 to 3/31/2025



Exposure Date (From)	Exposure Date (To)	Country Group	DMA/Market Name	Local/Non-Local	Exposure to Visit Day Filter (minimum)
1/3/2025	3/31/2025	USA	All	All	3

72,599
Measurable
Impressions

1,254
Observed Visits

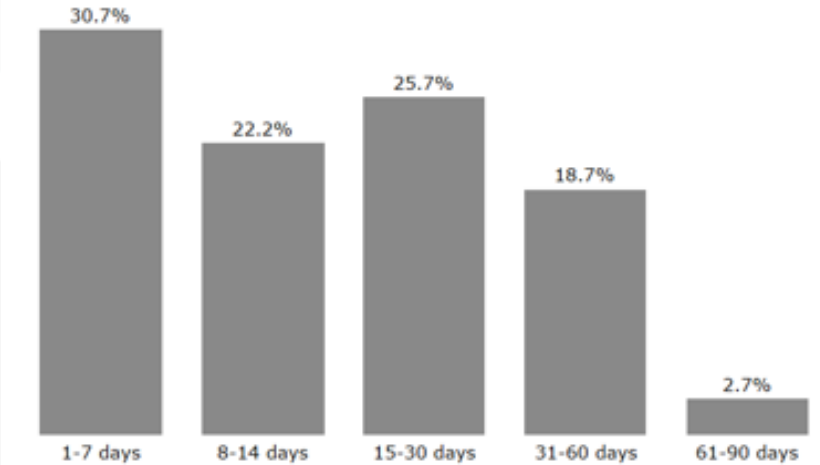
1.73%
Visit Rate
(based on Measurable
Impressions)

17.3
Visits
per 1,000
Impressions

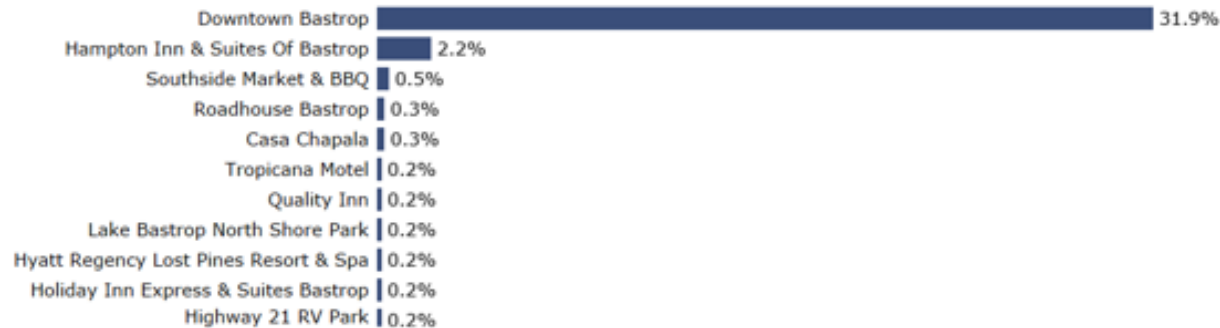
26.3 days
Avg. Exposure
to Visit

Exposure to Visit

only first visit is counted after exposure



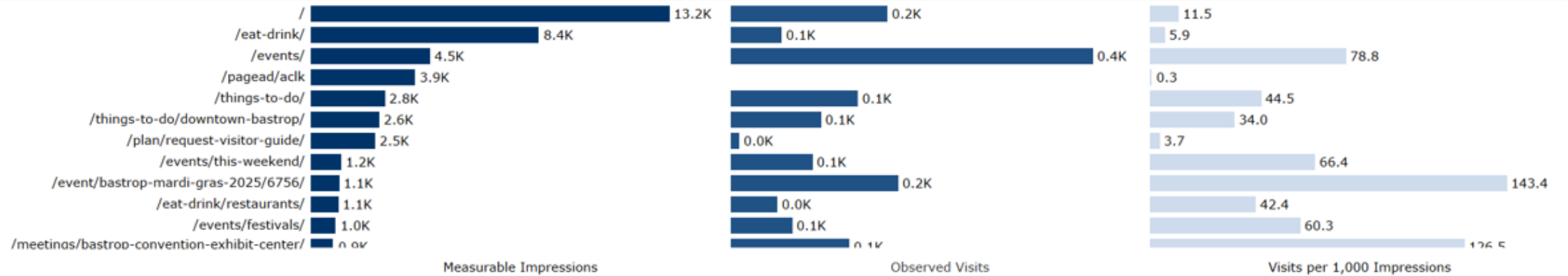
Share of Areas Visited by Converted Visitors



WEBSITE ATTRIBUTION SOLUTIONS DASHBOARD

Performance By Page

Show Top 15



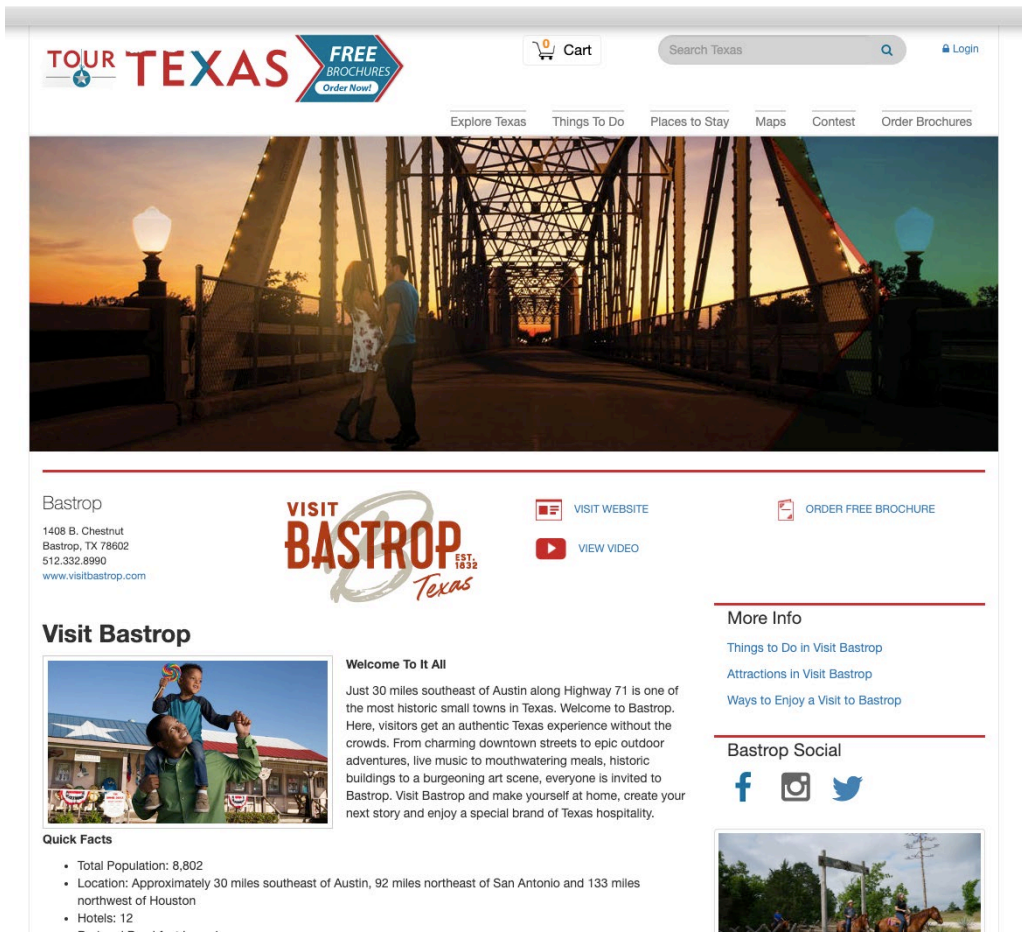
Performance by DMA/Admin Area

Show Top 15

	Measurable Impressions	Observed Visits	Visits per 1,000 Impressions
Austin, TX	12,691	871	68.6
San Antonio, TX	5,195	111	21.4
Houston, TX	6,113	52	8.5
Dallas-Ft. Worth, TX	6,495	48	7.4
Waco-Temple-Bryan, TX	2,226	16	7.2
Harlingen-Weslaco-Brownsville-McAllen, TX	856	7	8.2
Chicago, IL	1,208	7	5.8
Odessa-Midland, TX	766	5	6.5
Charlotte, NC	694	5	7.2
Los Angeles, CA	904	3	3.3
Tampa-St. Petersburg (Sarasota), FL	637	1	1.6
Cleveland-Akron (Canton), OH	627	1	1.6
Atlanta, GA	996	1	1.0

MARKETING, ADVERTISING & PUBLIC RELATIONS

TOURTEXAS.COM Q2 OVERVIEW



Visit Bastrop advertises on Tour Texas, one of the largest planning resources for free Texas tourism information. Potential visitors to Bastrop can find information on Tour Texas about visiting Bastrop.

Q2 Recap for this Placement:

- 190: Total Postal Requests
- 64: Total Visitor Guide Requests
- 390: VisitBastrop.com Website Click-Thrus
- 3,343: Visit Bastrop TourTexas.com Page Views
- 843: Visit Bastrop Video Views
- 386: VB Facebook Page Click Thrus
- 401: VB X Page Click Thrus
- 400: VB Instagram Page Click Thrus
- 22: Content Click Thrus

SOCIAL MEDIA PERFORMANCE Q2 OVERVIEW

Our social media platforms aren't just marketing tools; they can affect almost every area of our business. Social media is a key channel for brand awareness, engagement, lead generation, customer support and much more.

2024 – 2025 Social Media Goals:

1. Increase brand awareness of all owned platforms by 3% year over year.

KPIs: follower count, social media reach, mentions/shares

2. Increase/maintain engagement rate on all owned platforms to 5% or higher

KPIs: likes/shares per post, mentions and replies

3. Increase Traffic to VisitBastrop.com by 3% year over year

KPIs: Traffic acquisition from social, share of overall traffic, social media clicks

PUBLIC RELATIONS Q2 RECAP

- Secured Online Clips: 32
- Online Unique Visitors Per Month: 9.1M
- Online Advertising Value Equivalent: \$84.5K
- Coverage featured Bastrop Mardi Gras, Valentines Day Events, lively Texas towns, summer camp guide for Central Texas families, famous movie film locations, roadside attractions, charming small towns, upcoming events and more.

COMMUNITY IMPACT

2025 Summer Camp Guide: 55 offerings for Central Austin families

McKinney Roughs Nature Park

- **Type:** sports
- **Ages:** 5-15 years old
- **Dates:** June 2-Aug. 1; weekly sessions
- **Costs:** \$280+ per weekly session
 - 1884 W. Hwy. 71, Cedar Creek
 - www.lcraparks.com/summer-camps/mckinney-roughs-nature-park

Proactive Pitch Angles:

Valentine's Day in Bastrop, Spring Break in Bastrop, Glamping in Central Texas, Summer Destinations, Townsizing Travel Trend: Bastrop, Summer Camps in Texas, Roadside Attractions, Texas Road Trip Destinations, Upcoming Events.

PUBLIC RELATIONS Q2 RECAP



Focused on nature and outdoor education, Camp Farm and Forest encourages young campers to explore and appreciate the natural environment through hands-on activities.

Camp Hyatt
~ Type: Day Camp (Hotel Guests Only)
~ Ages: 3-12
~ Dates: Ongoing
~ Cost: 0-5

Located at the Hyatt Regency Lost Pines Resort and Spa, Camp Hyatt provides a luxurious summer experience for hotel guests, featuring engaging activities for younger children.

Gravity District
~ Type: Dance
~ Ages: 7-16
~ Dates: June 3-6, July 15-18
~ Cost: 0 per session

Gravity District provides intensive dance training in various styles, aiming to enhance both technique and artistic expression.

Lost Pines Art Center
~ Type: Art
~ Ages: 8-10
~ Dates: June 17-19
~ Cost:

This art camp promotes creativity and self-expression through various mediums, allowing children to discover their artistic talents.

McKinney Roughs Nature Park
~ Type: Day Camp
~ Ages: 5-15
~ Dates: June 2 – August 1




Second annual Bastrop, Texas, Mardi Gras is held

The Second Annual Bastrop, Texas, Mardi Gras was held this past weekend. Members of the Evangeline Parish Tourist Commission, KVPI Radio, the Buggy Bayou Festival, and other members of the parish made the trip to participate in the festivities. The weekend began on Friday, January 31, with a Mardi Gras Ball. The fun continued the following day with a Mardi Gras Parade, children's chicken chase, and a street dance with performances from Steve Riley and the Maroons Playboys, Leroy Thomas and the Zydeco Roadrunners, and Jamie Bergeron and the Kickin' Cajuns. The day also featured a Gumbo Cookoff. Winning the competition for the second year in a row was the Buggy Bayou Festival. Andy Carson, president of the Buggy Bayou Festival shared his group represented the festival and Prairie Manor Nursing Home. He also wished to thank their sponsors Cabot Corporation, T. Boys Slaughter House, Mike's Doughnuts, E.L.E. Construction, The Sherman Place, TJ's Tire, Glitz Hair Salon, Andy Carson's Ward 4 Constable, Evangeline Parish, and St. Roch and thanked all of their friends and family who made the trip to help and support them. In the top left photo are EPTC Board Member Opal Andrus (left) and President Tony Marks (right) as they ride in the parade on Saturday. In the top right photo, Buggy Bayou Festival Board Members (from left) Andy Carson, Derrick Thrasher, and TJ Campbell celebrate with their trophy. In the bottom left photo are Leroy Thomas and members of his band. (Gazette photos by Tony Marks and courtesy of Jeanne Solis)




Bastrop celebrates Mardi Gras with second annual parade, festival

A parade participant pilots the Legend 1050 KVPI float through downtown Bastrop in the Bastrop Mardi Gras Parade, Feb. 1, 2025. The second annual parade is part of the city's Mardi Gras festival- a cultural exchange with Evangeline Parish, Louisiana celebrating Cajun culture and customs. Legend 1050 KVPI is one of the first French-speaking radio stations in South Louisiana and airs French newscasts as well as Creole and Cajun music. The station will be broadcasting live from downtown Bastrop during the festival.



11 Liveliest Texas Towns For Active Seniors

Bastrop



The Bastrop State Park, recovering beautifully from past wildfires, offers miles of scenic drives and hiking trails through the distinctive Lost Pines ecosystem. Many retirees volunteer as park naturalists, sharing their knowledge of local flora and fauna with visitors. The Colorado River provides another focal point for activity, with the River Loop Trail connecting downtown to multiple parks and fishing spots. McKinney Roughs Nature Park enriches these outdoor offerings with its 18 miles of trails and regular educational programs. Downtown, the historic Main Street district features more than 130 registered historic buildings, their restored storefronts now housing local restaurants and shops. The Bastrop Opera House, dating to 1889, continues hosting performances in an intimate setting, while the nearby Art Center offers classes and gallery space. Regular farmers' markets and street festivals bring the community together in the shade of century-old buildings, where locals share stories of the town's rich history.



Fun Kids Activities in Austin this Weekend of March 14

Get ready for a roaring good time! The Dinosaur Park in Cedar Creek, Texas, invites families and children to explore its unique outdoor museum experience. Discover realistic life-size dinosaur exhibits along a tree-lined nature trail, where dinosaurs are showcased in a natural environment. Enjoy a fossil dig, playground, and picnic area.



THIS TEXAS TOWN RANKS AMONG THE BEST SMALL DOWNTOWNS IN AMERICA

Known as "the most historic small town in Texas," the town of Bastrop is one of "40 Most Charming Small-Town Downtowns in America," according to HGTV.

"It's also one of 90 Texas Main Street cities recognized by the Texas Historical Commission for efforts to revitalize historic downtown districts," their site explained. "Established in 1832, Bastrop got its start as a tiny town with only a hotel, courthouse, stockade and general store before growing to become a prosperous farming and timber community. Today, this charming Texas town exudes history, as evidenced by the hundreds of sites, buildings and structures that have been named to the National Register of Historic Places.



Puppies and pilates, bouquets and besties: Celebrate Galentine's Day in Austin

Feb 13: Hyatt Lost Pines Resort & Spa

The Hyatt Regency Lost Pines Resort & Spa is hosting a Galentine's event on Feb. 13 from 6 to 8 p.m. "Puppies & Pilates" combines fitness, fun, and philanthropy with a 30-minute mat Pilates class surrounded by adoptable puppies from the Bastrop County Animal Shelter. Following the class, attendees can enjoy sparkling rosé, explore adoption opportunities and craft friendship bracelets. Radiant Juice Bar will provide refreshing post-workout beverages. A portion of ticket proceeds will benefit the Bastrop County Animal Shelter.



Galentine's Day 2025 in Austin: ditch the dates, embrace fun activities with your besties



11 of the Weirdest Texas Roadside Attractions Worth Stopping For

9. The Gas Station from "The Texas Chainsaw Massacre"

- **Location:** Bastrop
- **Description:** Now a barbecue joint, this gas station was featured in the horror movie "The Texas Chainsaw Massacre".

WEBSITE, ANALYTICS & METRICS

Q2 WEBSITE TRAFFIC OVERVIEW



VISIT BASTROP

- 165K
PAGEVIEWS
- 1m02s
AVG TIME ON PAGE
- 53K
MONTHLY USERS

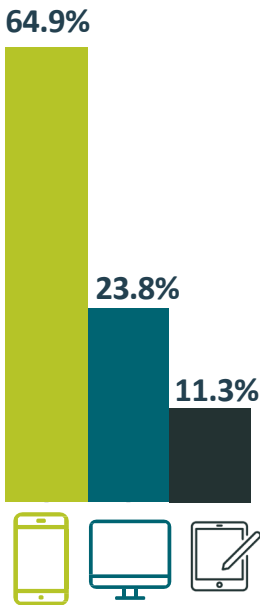


Q2 WEBSITE TRAFFIC

- In Q2, our Website had 70,399 sessions, with 98% being new users.
- Average time spent per session was 1:02.
- The Plan Your Trip, Dining Page, and Event page were drivers for the quarter.



DEVICE USAGE

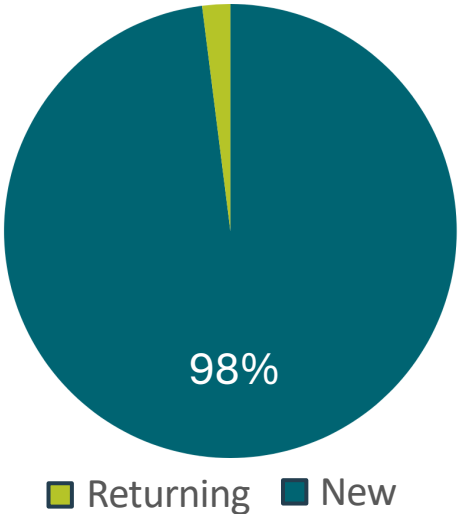


TOP PAGEVIEWS

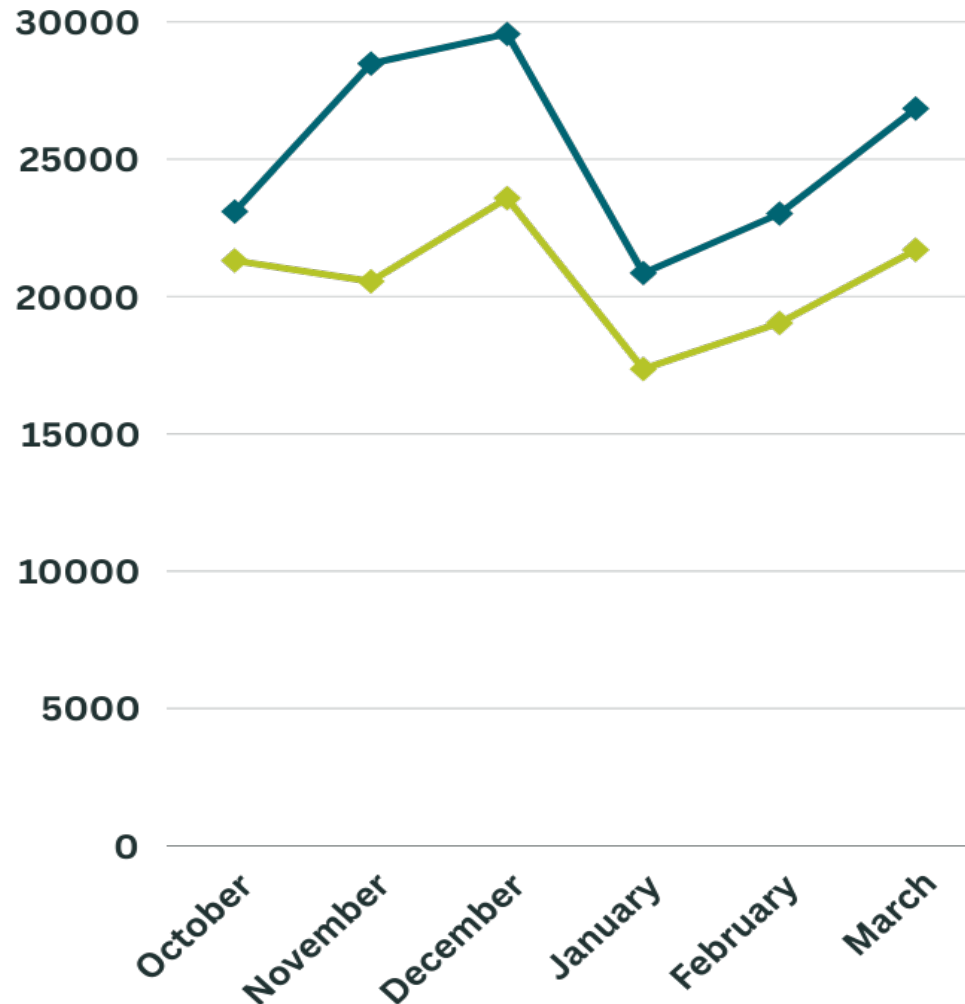
01	Plan Your Trip – 23,513
02	Dining in Bastrop – 19,707
03	Events in Bastrop – 16,980
04	Downtown Bastrop – 7,868
05	Things To Do in Bastrop – 7,846
06	Request a Visitor Guide – 4,178
07	RV Camps & Cabins – 2,334
08	Bastrop Mardi Gras – 2,122

WEBSITE USERS

TOTAL – 53K



VISITBASTROP.COM YOY COMPARISON



Q1 & Q2 SESSIONS OVERVIEW

◆ 2024 - 2025

◆ 2023 - 2024

Traffic data is collected
based on the last 6 months

Q2 BLOG RECAP



CELEBRATE LOVE BASTROP-STYLE

By Visit Bastrop on Jan. 24, 2025

Love is in the air all year round in Bastrop, and that's especially true around Valentine's Day. Maybe we're just romantics at heart, but this is one of our favorite holidays here in Texas' most charming historic town. With so many different ways to explore, unwind and connect, Bastrop is the ideal...

[Continue Reading](#)



BASTROP, TX: THE WEDDING VENUE YOU DIDN'T KNOW YOU WANTED

By Visit Bastrop on Feb. 28, 2025

Located just 30 miles southeast of Austin, TX, Bastrop can be the ideal destination to celebrate your wedding due to its stunning natural beauty, rural and sophisticated charming venues, some of the best culinary talent in the Big State — and a friendly, welcoming community. Plus, Bastrop is only 25...

[Continue Reading](#)



MAKE VACATION TIME YOUR TIME IN BASTROP, TX

By Visit Bastrop on Jan. 27, 2025

There's no doubt. Your vacation days will be well spent in Bastrop. Our charming town is perhaps the friendliest little town in Texas, with beautiful state parks, the peaceful Colorado River, incredible comfort food, and a wide variety of places to stay, including 4-star hotels, luxury yurts...

[Continue Reading](#)

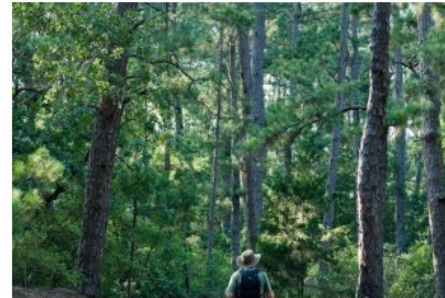


ENJOY ALL THAT MAKES BASTROP TRULY UNIQUE

By Visit Bastrop on Mar. 24, 2025

Anyone who has ever lived in or visited Bastrop knows this city is a special place. It's especially perfect as a getaway for anyone living in Houston, San Antonio, Austin or Dallas. You'll discover the hospitality that Texas is known for, but in Bastrop, you'll find so much more. When planning your...

[Continue Reading](#)



LET NATURE WELCOME YOU TO BASTROP

By Visit Bastrop on Mar. 12, 2025

If the great outdoors are calling you this spring, then answer the call in Bastrop, TX. Several hiking trails among the famous Loblolly Pines await you, ranging from peaceful to challenging. If camping is your aim, then you'll find several beautiful spots along Lake Bastrop, in Bastrop State Park or...

[Continue Reading](#)



SPRING BREAK THE RIGHT WAY IN BASTROP

By Visit Bastrop on Feb. 28, 2025

For many students, spring break is the highlight of the first half of the year. Even if your school days are behind you, something about those first few weeks of spring makes you itch to pack up and get away for a weekend or two. If you've never considered spring breaking in Bastrop, Texas, let this...

[Continue Reading](#)

Q2 BLOG RECAP

Visit Bastrop produces two blogs per month to attract visitors, increase traffic and build community around our brand. Blogs allow us to tell the story of Bastrop sharing real experiences and providing valuable information to potential visitors. This engagement helps increase brand awareness, foster a sense of trust and ultimately drive more visitors to Bastrop

Q2 Blog Results:

Total Blog Sessions: 2,881

Time on Blog: 1m03s

Top viewed blogs:

- Eight Reasons to Visit Bastrop, A Small Town with Big Texas Hospitality
- The ultimate Guide to Bird Watching
- Get Your Brunch on Bastrop, Style
- Discover the Cool Fun you Can Have this Summer in Bastrop
- Get Your Glamp on in Bastrop TX
- Let Nature Welcome you To Bastrop

Q2 & YTD FY2024 – 2025

MARKETING & COMMUNICATION METRICS

.	AREA OF MEASURE	2023 - 2024 ACTUALS	2024 - 2025 GOALS	Q2 ACTUALS	YTD
DIGITAL					
Digital - Website	Paid Search	61,996 sessions	+ 3% YOY (63,855 sessions)	13,692 sessions	31,985 sessions
Digital - Website	Traffic - Overall	246,488 sessions	+ 3% + YOY (253,882 sessions)	70,399 sessions	151,441 sessions
Digital - Website	Organic Traffic	135,880 sessions	+ 3% YOY (139,956 sessions)	26,222 sessions	65,383 sessions
Digital - Website	Repeat Visitors	33,510 sessions	+ 3% YOY (34,515 sessions)	8,697 sessions	20,004 sessions
Tour Texas - Visitor Guides	Visitor Guides Requests	15,000 guides	15,000 guides	3,750 guides	7,500 guides
Digital - Enewsletter	E-newsletter opt-ins	1,762 opt-ins	+ 5% YOY (2,216 requests)	425 opt ins	823 opt ins
Digital - Enewsletter	E-newsletter open rate	above ind. standard 5%	Exceed Industry Average	34%	32%
Digital - Enewsletter	E-newsletter click-thru	above ind. average 2.5%	Exceed Industry Average	2%	1.5%
SOCIAL MEDIA					
Facebook	Facebook Engagement Rate	5.2% engagement rate	+ 2% YOY (5.5 engagement rate)	5.9% engagement rate	5.8% engagement rate
Instagram	Instagram New Followers	552 new followers	+ 2% YOY (563 new followers)	97 new followers	150 new followers



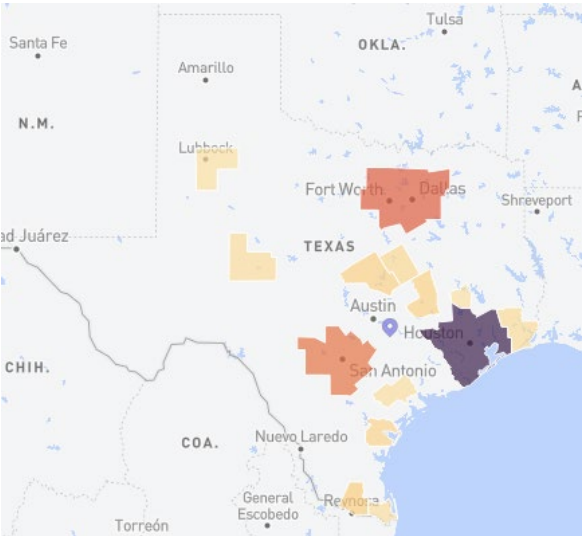
BASTROP MARKET POPULATION METRICS

In the last 12 months:

- The City of Bastrop has welcomed 3.3mil out-of-market visitors. (0.9% increase YOY)
- 105.9K of those visits were overnight trips generating 235K visit nights
- Downtown has hosted 195 events generating 83,000 attendees (locals and visitors)

Top visitation comes from:

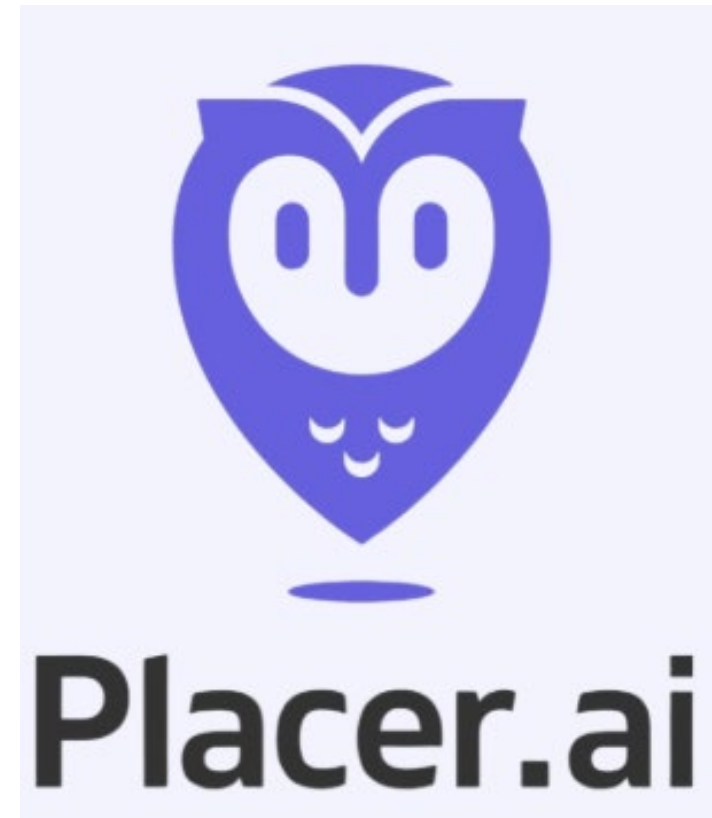
- Houston/The Woodlands/Sugarland
- Dallas/Ft Worth/Arlington
- San Antonio/New Braunfels
- McAllen/Edinburg/Mission
- Bryan/College Station



Out-of-Market Visitors: number of people that visit the market, but do not live or work in it. Those who pass through the market but do not stop for at least 10 minutes are excluded.

EVENT DATA REQUESTS (PLACER.AI)

- Kathy Danielson – Bastrop Convention Center
 - Corvette Invasion Historical Attendance Data
 - Mardi Gras Historical Attendance Data
- Shawn Jones - Event Planner
 - Corvette Invasion Historical Attendance Data
- Terry Moore - City of Bastrop
 - River of Lights Historical Attendance Data
 - Big Bang Celebration Historical Attendance Data
 - Fisherman's Park Historical Attendance Data
 - Bob Bryant Park Historical Attendance Data
 - Mayfest Park Historical Attendance Data
- Sylvia Carrillo - City of Bastrop
 - Corvette Invasion Historical Attendance Data



QUESTIONS/ COMMENTS?

Thank You!



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Review and discuss the Development Services Fund.

AGENDA ITEM SUBMITTED BY:

Submitted by: James Cowey, Development Services Director

BACKGROUND/HISTORY:

The Development Services Department is a relatively new department previously under the General Fund. In FY 23, it was converted to a Special Revenue Fund, meaning it generates the revenue it needs to operate with fees and other costs, and only when necessary, receives a subsidy from the General Fund.

New revenue streams include in-house permitting for Bastrop ISD, and other developments in the ETJ.

Out of the ordinary expenses include a renovation for the existing office space in conjunction with the renovation to the Bastrop EDC area.

Increased revenues include BISD inspections.

FISCAL IMPACT:

None

RECOMMENDATION:

None

ATTACHMENTS:

1. Exhibit



City of Bastrop, TX
Development Services

	FY2020-2021 Budgeted	FY2020-2021 Actuals	FY2021-2022 Budgeted	FY2021-2022 Actuals	FY2022-2023 Budgeted	FY2022-2023 Actuals	FY2023-2024 Budgeted	FY2023-2024 Actuals	FY2024-2025 Budgeted	FY2024-2025 Actuals
Fund: 101 - GENERAL FUND										
Revenues							Fund: 108 - DEVELOPMENT SERVICES FUND			
INSPECTION FEES	610,000.00	474,719.40	560,000.00	407,886.90	400,000.00	383,475.59	400,000.00	570,384.02	400,000.00	286,012.99
INSPECTION FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,225.00
DEVELOPMENT AGREEMENTS	4,000.00	42,250.00	25,000.00	53,012.00	50,000.00	82,774.00	50,000.00	3,406.00	50,000.00	0.00
PUBLIC IMPROVEMENT FEES	175,000.00	567,969.82	480,000.00	344,267.74	525,000.00	903,351.77	750,000.00	150,123.47	250,000.00	85,499.20
SITE DEVELOPMENT PLANNING	15,000.00	35,903.90	15,000.00	34,110.61	35,000.00	65,120.41	35,000.00	65,412.44	35,000.00	31,615.10
FIRE REVIEW FEE	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	14,463.30	15,000.00	4,225.00
BUILDING PERMITS-RESIDENTIAL	300,000.00	1,021,482.51	871,230.00	645,910.98	650,000.00	375,545.80	400,000.00	753,838.63	410,000.00	409,078.70
BUILDING PERMITS-COMMERCIAL	55,000.00	114,097.28	100,000.00	174,589.51	100,000.00	586,351.10	450,000.00	945,671.84	500,000.00	341,904.36
ZONING FEES	15,000.00	179,123.00	15,000.00	83,561.03	15,000.00	47,946.87	50,000.00	46,704.75	50,000.00	34,282.05
PLATTING FEES	65,000.00	192,890.19	95,000.00	245,774.11	150,000.00	267,782.41	200,000.00	126,280.21	75,000.00	142,469.45
TRADE PERMIT	0.00	0.00	0.00	82,259.98	0.00	131,385.90	120,000.00	146,044.75	135,000.00	92,343.00
TECHNOLOGY FEE	0.00	0.00	0.00	0.00	0.00	204.00	0.00	2,957.50	0.00	1,934.82
SHORT TERM RENTALS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
ROW/UTL PERMITS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,004.00	0.00	85.00
INTEREST INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	343.47	0.00	3,739.30
Total Revenue	\$ 1,239,000.00	\$ 2,628,436.10	\$ 2,161,230.00	\$ 2,071,372.86	\$ 1,925,000.00	\$ 2,843,937.85	\$ 2,476,000.00	\$ 2,846,406.91	\$ 1,930,000.00	\$ 1,441,713.97

Expenditures

Division: 15 - Development Services Non Division

101-15-00-5101 OPERATIONAL SALARIES	268,804.00	262,694.12	373,667.00	309,720.35	468,325.00	484,740.70				
101-15-00-5116 LONGEVITY	675.00	669.00	1,305.00	1,428.33	1,320.00	1,457.50				
101-15-00-5117 OVERTIME	800.00	3,143.56	800.00	1,909.84	1,200.00	1,895.98				
101-15-00-5150 SOCIAL SECURITY	20,628.00	20,216.39	24,873.00	23,205.36	34,661.00	35,723.95				
101-15-00-5101 RETIREMENT	31,260.00	30,962.81	37,666.00	35,250.56	56,672.00	53,671.69				
101-15-00-5156 GROUP INSURANCE	35,711.00	31,234.61	47,635.00	40,485.12	61,456.00	53,298.92				
101-15-00-5156 WORKERS COMPENSATION	734.00	450.58	618.00	524.28	576.00	675.33				
101-15-00-5201 SUPPLIES	3,860.00	1,452.31	3,800.00	2,821.59	3,800.00	3,484.21				
101-15-00-5202 POSTAGE	1,000.00	1,081.15	1,000.00	1,139.57	1,000.00	378.16				
101-15-00-5206 OFFICE EQUIPMENT	5,450.00	6,607.28	1,870.00	889.02	2,900.00	0.00				
101-15-00-5218 SPECIAL PRINTING	1,100.00	1,058.00	2,100.00	848.81	2,100.00	27.38				
101-15-00-5320 EQUIP/SOFTWARE MAINTENANCE	16,750.00	14,025.21	10,750.00	9,493.28	15,500.00	7,250.00				
101-15-00-5401 COMMUNICATIONS	2,160.00	3,875.04	1,680.00	1,772.57	2,160.00	1,785.12				
101-15-00-5403 UTILITIES	3,800.00	4,596.41	3,800.00	4,594.04	4,100.00	5,866.08				
101-15-00-5506 PROFESSIONAL SERVICES	22,500.00	2,800.00	55,601.00	49,283.75	147,500.00	118,994.20				
101-15-00-5507 CREDIT CARD PROCESSING FEES	4,400.00	11,700.02	10,800.00	14,404.08	13,000.00	9,971.64				
101-15-00-5513 RECORDING FEES	600.00	89.00	600.00	602.00	300.00	300.00				
101-15-00-5515 UNIFORMS	200.00	0.00	200.00	160.92	200.00	0.00				
101-15-00-5520 EQUIPMENT RENTAL	6,000.00	4,506.01	0.00	0.00						
101-15-00-5601 ADVERTISING	4,000.00	4,394.48	4,000.00	2,692.62	3,500.00	2,737.06				
101-15-00-5605 TRAVEL & TRAINING	6,000.00	1,284.70	8,900.00	940.00	8,800.00	2,454.77				
101-15-00-5615 DUES, SUBSCRIPTIONS & PUB	3,600.00	2,727.01	2,500.00	1,526.51	2,500.00	3,273.09				
101-15-00-5652 HISTORICAL STRUCTURE REFUND	25,000.00	21,902.48	25,000.00	22,999.56	25,000.00	507.84				
101-15-00-6012 OFFICE EQUIPMENT	0.00	5,151.45	0.00	857.00	0.00	0.00				
Subtotal	\$ 464,972.00	\$ 435,558.62	\$ 619,165.00	\$ 527,548.56	\$ 856,570.00	\$ 788,493.62				

Division: 02 - Customer Service

108-15-02-5101 OPERATIONAL SALARIES							241,351.00	233,079.86	214,000.00	106,944.77
108-15-02-5116 LONGEVITY							1,085.00	1,085.00	1,080.00	480.00
108-15-02-5117 OVERTIME							1,500.00	762.82	1,500.00	222.03
108-15-02-5150 SOCIAL SECURITY							19,081.00	17,293.51	16,400.00	7,916.40
108-15-02-5101 RETIREMENT							32,899.00	31,165.21	30,300.00	15,580.62
108-15-02-5156 GROUP INSURANCE							55,228.00	37,858.99	39,050.00	20,432.22
108-15-02-5156 WORKERS COMPENSATION							-2,500.00	3,072.20	0.00	329.04
108-15-02-5201 SUPPLIES							3,000.00	2,811.77	4,000.00	1,508.47
108-15-02-5202 POSTAGE							1,500.00	0.00	3,500.00	0.00
108-15-02-5206 OFFICE EQUIPMENT							6,500.00	798.09	3,000.00	0.00
108-15-02-5218 SPECIAL PRINTING							1,000.00	0.00	1,000.00	61.00
108-15-02-5320 SOFTWARE MAINTENANCE							13,020.00	24,637.51	13,020.00	0.00
108-15-02-5401 COMMUNICATIONS							2,500.00	0.00	2,500.00	0.00
108-15-02-5513 RECORDING FEES							500.00	210.00	1,500.00	0.00
108-15-02-5515 UNIFORMS							1,200.00	0.00	1,500.00	0.00
108-15-02-5560 ADMINISTRATIVE SUPPORT							0.00	0.00	212,795.00	124,107.06
108-15-02-5601 ADVERTISING							5,000.00	0.00	5,000.00	0.00
108-15-02-5605 TRAVEL & TRAINING							7,000.00	5,426.42	6,000.00	15.00
							0.00	0.00	1,000.00	0.00
							0.00	0.00	25,000.00	0.00
Subtotal							\$ 390,865.00	\$ 358,201.38	\$ 582,825.00	\$ 277,596.61

Division: 06 - Planning

108-15-06-5101 OPERATIONAL SALARIES							513,962.00	356,189.68	449,500.00	190,466.70
108-15-06-5116 LONGEVITY							660.00	0.00	1,080.00	292.92
108-15-06-5117 OVERTIME							1,500.00	0.00	34,500.00	14,416.76
108-15-06-5150 SOCIAL SECURITY							41,233.00	26,931.21	63,600.00	27,625.64
108-15-06-5101 RETIREMENT							67,510.00	47,807.38	51,000.00	21,697.93
108-15-06-5156 GROUP INSURANCE							58,333.00	42,480.86	0.00	691.11
108-15-06-5156 WORKERS COMPENSATION							0.00	3,679.52	3,000.00	2,167.24
108-15-06-5201 SUPPLIES							2,500.00	911.98	4,000.00	7,128.88
108-15-06-5202 POSTAGE							1,000.00	0.00	3,000.00	0.00
108-15-06-5206 OFFICE EQUIPMENT							2,000.00	0.00	1,000.00	4,662.92
108-15-06-5218 SPECIAL PRINTING							500.00	65.00	7,250.00	0.00
108-15-06-5320 SOFTWARE MAINTENANCE							7,250.00	0.00	22,000.00	40,562.50
108-15-06-5345 MAINT OF BUILDING							0.00	0.00	2,400.00	915.78
108-15-06-5401 COMMUNICATIONS							2,400.00	1,126.84	4,700.00	4,966.47
108-15-06-5403 UTILITIES							4,700.00	4,783.38	58,000.00	93,877.54
108-15-06-5506 PROFESSIONAL SERVICES							146,000.00	170,298.28	0.00	0.00
108-15-06-5507 CREDIT CARD PROCESSING FEES							0.00	4,266.70	0.00	0.00
108-15-06-5513 RECORDING FEES							300.00	241.00	1,500.00	0.00
108-15-06-5515 UNIFORMS							1,200.00	0.00	500.00	0.00
108-15-06-5540 PROPERTY & LIABILITY INSURANCE							0.00	36,612.35	0.00	0.00
108-15-06-5561 CONTRACTUAL SERVICES							12,000.00	12,000.00	0.00	0.00
108-15-06-5601 ADVERTISING							5,000.00	3,433.36	5,000.00	3,579.99
108-15-06-5605 TRAVEL & TRAINING							6,000.00	4,040.79	10,000.00	1,815.12
108-15-06-5615 DUES, SUBSCRIPTIONS & PUB							2,500.00	764.00	2,500.00	799.00
Subtotal							\$ 876,548.00	\$ 715,832.33	\$ 724,530.00	\$ 415,666.50

Division: 15-16 - Engineering

101-15-16-5101 OPERATIONAL SALARIES	69,719.00	55,882.37								
101-15-16-5150 SOCIAL SECURITY	5,341.00	4,279.21								
101-15-16-5101 RETIREMENT	8,087.00	6,514.74								
101-15-16-5156 GROUP INSURANCE	4,464.00	4,499.16								
101-15-16-5201 SUPPLIES	0.00	136.87								
101-15-16-5218 SPECIAL PRINTING	200.00	0.00								
101-15-16-5240 FUEL & LUBE	0.00	119.55								
101-15-16-5340 MAINT OF VEHICLE	0.00	95.92								
101-15-16-5506 PROFESSIONAL SERVICES	75,000.00	54,895.55								
101-15-16-5513 RECORDING FEES	0.00	57.00								
101-15-16-5515 UNIFORMS	0.00	128.00								
101-15-16-5615 DUES, SUBSCRIPTIONS & PUB	0.00	70.96								
Subtotal	\$ 162,811.00	\$ 126,679.33								

Division: 15-18 - Building Inspection

Building Inspection										
OPERATIONAL SALARIES	151,060.00	140,343.73	182,910.00	171,392.24	259,393.00	249,641.64	379,347.79	272,012.34	294,500.00	153,001.10
LONGEVITY	66.00	71.75	70.00	75.00	360.00	405.00	540.00	0.00	540.00	211.67
OVERTIME	0.00	320.76	0.00	1,784.65	1,400.00	811.99	2,500.00	0.00	0.00	0.00
SOCIAL SECURITY	11,564.00	10,130.51	14,010.00	13,227.14	14,669.00	19,016.60	29,018.80	20,315.10	22,600.00	11,336.48
RETIREMENT	17,531.00	16,390.54	21,222.00	20,192.12	23,981.00	31,408.52	47,393.57	36,026.25	41,700.00	22,198.36
GROUP INSURANCE	17,855.00	13,905.05	24,408.00	24,225.13	30,791.00	22,788.47	47,820.44	37,632.22	41,000.00	22,499.49
WORKERS COMPENSATION	594.00	618.41	507.00	717.24	630.00	984.61	1,850.40	2,766.40	1,000.00	5,968.45
SUPPLIES	500.00	748.12	1,000.00	376.76	3,000.00	3,845.08	3,851.00	4,551.88	3,000.00	2,618.76

POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00	1,185.00	0.00	2,500.00	448.90
OFFICE EQUIPMENT	3,800.00	3,348.83	6,000.00	6,556.90	750.00	5,841.74	4,750.00	11,757.22	3,000.00	3,852.24
SPECIAL PRINTING	500.00	81.92	1,500.00	0.00	1,500.00	16.88	500.00	596.63	2,000.00	0.00
FUEL & LUBE	1,800.00	1,030.19	1,200.00	985.79	1,200.00	1,721.86	7,740.00	6,601.19	8,500.00	4,620.94
SOFTWARE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	500.00	0.00
EQUIP/SOFTWARE MAINTENANCE	0.00	0.00	830.00	33.47	500.00	0.00	0.00	0.00	2,500.00	547.53
MAINT OF VEHICLE	3,000.00	217.45	600.00	174.45	600.00	652.47	2,250.00	2,684.24	0.00	0.00
COMMUNICATIONS	2,160.00	0.00	3,160.00	642.64	2,200.00	2,063.66	2,200.00	6,072.44	2,200.00	1,791.48
PROFESSIONAL SERVICES	423,264.00	425,945.80	627,500.00	551,698.92	420,000.00	435,674.70	50,250.00	4,108.29	73,600.00	20,348.75
RECORDING FEES	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	1,000.00	93.00
UNIFORMS	900.00	944.15	1,800.00	1,207.57	2,700.00	2,310.02	3,269.20	1,904.72	4,500.00	779.45
UNEMPLOYMENT TAX	0.00	1,337.50	2,582.00	2,598.39	0.00	365.65	0.00	2,210.74	0.00	17,293.98
VETERINARY EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	1,380.80	95.87	1,000.00	0.00
CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	10,000.00	0.00
VEHICLE/EQUIP REPLACEMENT FEE	0.00	0.00	0.00	0.00	5,707.00	5,856.96	35,207.00	62,499.16	33,510.00	35,395.99
ADVERTISING	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	1,500.00	0.00
TRAVEL & TRAINING	5,000.00	1,139.91	6,500.00	1,749.13	8,000.00	2,923.49	13,500.00	8,786.57	18,000.00	2,280.76
DUES, SUBSCRIPTIONS & PUB	4,750.00	958.00	3,700.00	1,917.00	2,800.00	0.00	2,150.00	580.00	2,650.00	1,261.81
ANIMAL SHELTER EXP	0.00	0.00	0.00	0.00	0.00	0.00	11,000.00	13,275.00	27,000.00	17,550.00
CODE ENFORCE CLEAN UP PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,630.00	5,000.00	336.22
Subtotal	644,344.00	617,532.62	899,499.00	799,554.54	780,181.00	786,349.34	652,728.00	496,106.26	603,300.00	324,435.36
Planning Total Expenses:	1,272,127.00	1,179,770.57	1,518,664.00	1,327,104.10	1,636,751.00	1,574,842.96	1,920,141.00	1,569,939.97	1,910,855.00	1,017,698.47
FTE's	6.00		9.00		15		15		14	



STAFF REPORT

MEETING DATE: May13, 2025

TITLE:

Review and discuss the Finance Department budget.

AGENDA ITEM SUBMITTED BY:

Judy Sandroussi, Finance Director

BACKGROUND/HISTORY:

The presentation is a method to inform Council about the budget as we prepare for the upcoming budget season.

FISCAL IMPACT:

None

RECOMMENDATION:

Review and discuss the budget, as well as make recommendations.

ATTACHMENTS:

- Finance 5-year history
- Exhibit A



City of Bastrop, TX
Finance Department

	FY2020-2021 Budgeted	FY2020-2021 Actuals	FY2021-2022 Budgeted	FY2021-2022 Actuals	FY2022-2023 Budgeted	FY2022-2023 Actuals	FY2023-2024 Budgeted	FY2023-2024 Actuals	FY2024-2025 Budgeted	FY2024-2025 Actuals
Expenditures										
Division: 05 - Finance										
101-05-00-5101 OPERATIONAL SALARIES	285,308.00	282,467.35	285,723.89	289,341.64	361,850.00	336,135.29	390,809.00	340,430.77	475,000.00	265,276.31
101-05-00-5116 LONGEVITY	417.00	414.00	1,000.00	890.00	1,260.00	1,737.50	1,860.00	1,015.00	900.00	837.50
101-05-00-5117 OVERTIME	300.00	332.16	300.00	461.64	300.00	216.86	300.00	1,214.71	0.00	1,863.35
101-05-00-5150 SOCIAL SECURITY	20,722.00	20,637.58	21,975.33	21,058.15	27,728.00	24,993.83	29,899.00	24,765.25	36,400.00	19,505.67
101-05-00-5151 RETIREMENT	31,345.00	32,911.08	33,231.00	33,770.82	45,318.00	41,315.72	49,125.00	46,008.33	67,200.00	38,767.99
101-05-00-5155 GROUP INSURANCE	35,710.00	31,919.94	28,135.00	28,113.78	37,159.00	41,848.42	48,632.00	43,115.25	59,250.00	34,654.74
101-05-00-5156 WORKERS COMPENSATION	565.00	573.48	592.00	559.28	755.00	881.62	755.00	1,913.00	1,948.00	730.32
101-05-00-5201 SUPPLIES	650.00	695.54	1,450.00	1,402.67	650.00	1,130.15	650.00	1,388.66	750.00	504.90
101-05-00-5203 POSTAGE	750.00	774.83	750.00	728.72	750.00	697.28	750.00	0.00	750.00	665.57
101-05-00-5206 OFFICE EQUIPMENT	600.00	575.35	600.00	325.00	600.00	549.00	600.00	0.00	300.00	0.00
101-05-00-5230 FORMS PRINTING	950.00	1,268.36	450.00	312.83	400.00	251.63	600.00	296.95	400.00	33.72
101-05-00-5320 SOFTWARE MAINTENANCE	36,775.00	34,602.70	57,795.00	57,819.72	58,250.00	58,835.17	59,750.00	58,671.58	108,440.00	110,521.97
101-05-00-5401 COMMUNICATION	1,512.00	850.28	1,512.00	2,101.34	1,405.00	2,451.45	1,405.00	1,023.07	1,405.00	606.03
101-05-00-5403 UTILITIES	1,900.00	2,052.12	1,900.00	2,096.28	2,250.00	2,607.38	2,400.00	2,028.51	2,400.00	1,699.25
101-05-00-5505 PROFESSIONAL SERVICES	5,500.00	4,532.94	5,585.00	6,809.19	9,500.00	9,340.55	6,000.00	7,861.56	6,000.00	8,061.56
101-05-00-5515 UNIFORMS	300.00	0.00	300.00	0.00	32.00	0.00	0.00	0.00	1,000.00	0.00
101-05-00-5518 AUDIT	51,500.00	50,007.50	51,500.00	42,417.10	48,300.00	34,120.90	54,170.00	77,612.00	55,000.00	0.00
101-05-00-5544 UNEMPLOYMENT TAX	0.00	0.00	0.00	0.00	0.00	1,808.81	0.00	1,205.86	0.00	0.00
101-05-00-5601 ADVERTISING	2,000.00	1,890.85	1,500.00	1,679.40	1,800.00	2,026.88	1,800.00	0.00	1,000.00	70.00
101-05-00-5605 TRAVEL & TRAINING	5,210.00	3,805.64	4,000.00	3,855.56	5,540.00	11,036.35	6,050.00	4,990.04	6,600.00	1,730.81
101-05-00-5615 DUES, SUBSCRIPTIONS & PUB	2,245.00	3,181.86	2,245.00	2,069.55	3,545.00	4,890.94	3,545.00	4,716.06	3,575.00	17.56
101-05-00-5670 OVERHEAD ALLOCATION	-12,000.00	-12,000.00	-12,000.00	-12,000.00	-12,000.00	-12,000.00	-12,000.00	-12,000.00	-12,000.00	-7,000.00
101-05-00-6000 CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	86,893.23	0.00	5,553.84
Subtotal	\$ 472,259.00	\$ 461,493.56	\$ 488,544.22	\$ 483,812.67	\$ 595,392.00	\$ 564,875.73	\$ 722,100.00	\$ 693,149.83	\$ 816,318.00	\$ 484,101.09
Division: 05-05 - Utility Customer Service										
101-05-05-5101 OPERATIONAL SALARIES	164,985.00	167,230.76	176,635.93	176,680.92	191,348.00	189,148.44	204,573.00	200,326.97	234,285.00	121,626.22
101-05-05-5116 LONGEVITY	963.00	954.00	1,890.00	1,770.00	2,160.00	2,045.00	1,620.00	1,775.83	1,740.00	1,690.00
101-05-05-5117 OVERTIME	4,000.00	1,361.56	1,800.00	2,670.61	1,800.00	3,086.21	1,800.00	1,991.26	1,500.00	406.82
101-05-05-5150 SOCIAL SECURITY	12,732.00	12,329.30	13,693.91	12,962.59	14,803.00	14,101.45	15,460.00	14,144.46	17,925.00	8,350.76
101-05-05-5151 RETIREMENT	19,250.00	19,074.73	20,691.00	21,064.89	24,201.00	25,419.47	26,312.00	27,436.87	33,130.00	17,954.37
101-05-05-5155 GROUP INSURANCE	35,711.00	33,286.30	38,135.00	37,490.67	40,886.00	34,061.21	38,804.00	46,649.69	38,500.00	20,126.99
101-05-05-5156 WORKERS COMPENSATION	359.00	495.07	369.00	524.28	576.00	675.33	600.00	1,528.40	961.00	360.21
101-05-05-5201 SUPPLIES	1,000.00	1,376.50	1,200.00	590.21	1,212.00	1,074.79	1,200.00	1,370.65	1,500.00	1,122.17
101-05-05-5203 POSTAGE	14,000.00	18,427.77	19,039.00	19,074.66	19,100.00	20,944.86	20,500.00	21,549.42	23,000.00	15,660.18
101-05-05-5206 OFFICE EQUIP	1,350.00	399.99	2,800.00	2,525.83	2,100.00	75.76	2,100.00	1,001.72	1,500.00	0.00
101-05-05-5320 SOFTWARE MAINTENANCE	49,900.00	39,411.44	57,056.00	57,147.66	58,470.00	45,757.69	59,425.00	48,636.44	59,425.00	15,675.36
101-05-05-5401 COMMUNICATIONS	6,450.00	7,605.97	7,500.00	9,098.41	7,120.00	7,910.76	7,356.00	12,524.80	4,716.00	5,349.70
101-05-05-5402 OFFICE RENTAL	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00	33,000.00	33,000.00	32,000.00
101-05-05-5403 UTILITIES	3,300.00	3,467.89	3,300.00	3,542.52	3,400.00	4,692.68	3,600.00	3,678.17	3,000.00	2,450.53
101-05-05-5505 PROFESSIONAL SERVICES	6,000.00	10,269.91	10,500.00	10,712.17	11,025.00	12,305.07	12,975.00	21,293.28	12,975.00	7,727.54
101-05-05-5507 CREDIT CARD PROCESSING FEES	65,365.00	60,142.14	68,000.00	68,032.20	56,700.00	77,542.66	71,000.00	80,391.23	5,000.00	35,428.78
101-05-05-5515 UNIFORMS	250.00	0.00	250.00	0.00	250.00	201.00	0.00	0.00	0.00	0.00
101-05-05-5545 DEBT COLLECTION FEES	500.00	722.65	500.00	1,369.05	800.00	366.87	1,000.00	381.71	1,000.00	91.45
101-05-05-5561 CONTRACTUAL SERVICES	557,190.00	554,981.32	655,335.00	657,516.86	744,905.00	740,497.11	811,488.00	848,388.74	822,780.00	380,956.29
101-05-05-5605 TRAVEL & TRAINING	2,000.00	2,227.25	2,250.00	1,924.53	5,800.00	3,901.48	2,700.00	230.04	0.00	644.10
101-05-05-5615 DUES, SUBSCRIPTION & PUB	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	2,600.00	95.36
101-05-05-5679 BAD DEBT EXPENSE	1,200.00	3,480.44	4,295.00	4,997.89	2,000.00	1,824.14	3,000.00	2,816.83	2,000.00	1,335.13
Subtotal	\$ 946,505.00	\$ 937,244.99	\$ 1,085,239.84	\$ 1,089,770.95	\$ 1,188,656.00	\$ 1,185,631.98	\$ 1,318,513.00	\$ 1,369,116.51	\$ 1,300,537.00	\$ 669,051.96
Division: 05 - Finance Total:	\$ 1,418,764.00	\$ 1,398,738.55	\$ 1,573,784.06	\$ 1,573,583.62	\$ 1,784,048.00	\$ 1,750,507.71	\$ 2,040,613.00	\$ 2,062,266.34	\$ 2,116,855.00	\$ 1,153,153.05
FTE's	8.00		8.00		9.00		9.00		10.00	



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Consider and act on Ordinance No. 2025-52, authorizing the disbursement of THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) for the construction of the Fisherman's Park Walkway Improvement project.

AGENDA ITEM SUBMITTED BY:

Submitted by: Terry Moore, Parks & Recreation Director

BACKGROUND/HISTORY:

The current walkway connecting the parking lot near the restrooms to the Riverwalk entrance has become both an eyesore and a safety hazard with broken asphalt and potholes, which is causing a tripping hazard. Additionally, the public has become accustomed to parking beyond the designated area, necessitating vehicles to back out, which poses a safety risk to pedestrians.

By implementing this project, we would not only improve safety but will create a more ADA-compliant park for visitors. In our 2023 Park Master Plan, the ADA compliance report brought out areas of need as it pertains to ADA compliance. Completing this project would eliminate several issues in that area. It will create the availability of an ADA-compliant parking space close to the restroom building and pavilion. It will provide a space for another ADA-compliant parking space at the playground entrance, along with a path to the playground. It will give clear access to the large park pavilion and provide access to two picnic tables in the park.

The Park Designated Fund currently has a balance of approximately \$38,000. Accessing these funds requires submission of a formal proposal and approval by the City Council. The Park Designated Fund is supported by rental fees collected from the Bastrop River Company and is specifically earmarked for park improvements.

The project includes pouring concrete to connect the parking lot and the beginning of the Riverwalk, purchase and placement of protective bollards, striping of the parking lot, installation of crosswalk and the removal of white pipe fence. The total cost is \$42,000 with the remaining balance of \$4,000 being covered by budget savings.

FISCAL IMPACT:

The Fisherman's Park Walkway Improvement project will cost \$42,000, with \$38,000 funded by the Designated Park Fund and \$4,000 funded by budget savings.

RECOMMENDATION:

Approve Ordinance No. 2025-52 Authorizing the city manager to facilitate funds in the amount of THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) from the Designated Park Funds to be used for the Fisherman's Park Walkway Improvement project.

ATTACHMENTS:

1. Ordinance No. 2025-52

ORDINANCE NO. 2025-52

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE DISBURSEMENT OF THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) FROM THE DESIGNATED PARK FUND FOR THE CONSTRUCTION OF THE FISHERMAN'S PARK WALKWAY IMPROVEMENT PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop City Council understands the need and value to provide safe amenities in its city parks; and

WHEREAS, the City of Bastrop understands the high public use of Fisherman's Park; and

WHEREAS, the construction of the concrete walkway will enhance ADA accessibility, eliminate tripping hazards, and create a safer parking lot; and

WHEREAS, the funds in the Designated Park Fund are intended for park improvements; and

WHEREAS, the walkway will enhance the visitor experience in the park.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Manager is hereby authorized to execute all necessary documents, authorizing THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) from the Designated Park Fund to be used for the Fisherman's Park Walkway Improvement Project.

Section 3. All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. Should any portion or part of this Ordinance be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Section 5. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 6. This Ordinance shall take effect immediately from and after its passage, and it is duly resolved.

READ and APPROVED on First Reading on the 13th day of May 2025.

READ and ADOPTED on Second Reading on the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.





STAFF REPORT

MEETING DATE: May13, 2025

TITLE:

Consider action to approve the second reading of Ordinance No. 2025-47 of the City Council of the City of Bastrop, Texas, amending the budget for the Fiscal Year 2025 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A; repealing all prior ordinances and actions in conflict herewith; and establishing and effective date.

AGENDA ITEM SUBMITTED BY:

Laura Allen, Asst Finance Director

BACKGROUND/HISTORY:

The FY2025 budget was approved by City Council on September 17, 2024. Since that approval, the City has identified minor corrections found after adoption and needs to implement various changes recommended by the City Manager.

Exhibit A to the ordinance explains in detail the nature of each of the budget amendments being requested.

The Financial Management Policy states that the level of budgetary control is at the department level in all Funds over \$25,000. If transfers are required over \$25,000 between departments, this must be approved by City Council.

The City Charter requires that when the budget is amended, that the amendment be made by Ordinance.

FISCAL IMPACT:

Various – See Ordinance Exhibit A

RECOMMENDATION:

Laura Allen, Asst Finance Director, recommends approval of the second reading of Ordinance No. 2025-47 of the City Council of the City of Bastrop, Texas, amending the budget for the Fiscal Year 2025 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A; repealing all prior ordinances and actions in conflict herewith; and establishing an effective date.

ATTACHMENTS:

- Ordinance 2025-47
- Exhibit A

ORDINANCE NO. 2025-47

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR 2025 IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; APPROPRIATING THE VARIOUS AMOUNTS HEREIN, AS ATTACHED IN EXHIBIT A; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HEREWITH; AND ESTABLISHING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Bastrop, Texas has submitted to the Mayor and City Council proposed amendment(s) to the budget of the revenues and/or expenditures/expenses of conducting the affairs of said city and providing a complete financial plan for Fiscal Year 2025; and

WHEREAS, the Mayor and City Council have now provided for and conducted a public hearing on the budget as provided by law.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:

Section 1: That the proposed budget amendment(s) for the Fiscal Year 2025, as submitted to the City Council by the City Manager and which budget amendment(s) are attached hereto as Exhibit A, are hereby adopted, and approved as the amended budget of said City for Fiscal Year 2025.

Section 2: If any provision of this ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 3: This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

[Signature Page Follows]

READ and APPROVED on First Reading on the 13th day of May 2025.

READ and ADOPTED on Second Reading on the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.





Water /Wastewater Fund Expenditures	Original Budget	Increase (Decrease)	Amended Budget
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This amendment is to correct a clerical error at time of adoption. This is a large understatement of budgeted expenses. For FY2024 Wastewater Treatment had a budget of \$50,000 for overtime. This increase will be utilizing available fund balance.

Overtime (202-35-46-5117)	\$ 120	\$ 39,880	\$ 40,000
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Street Maintenance Fund Expenditures	Original Budget	Increase (Decrease)	Amended Budget
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To amend the budget for the Holbrook Asphalt LLC agreement, that Council approved on January 18th, utilizing available fund balance.

Street Improvement (110-18-0-6132)	\$ 500,000	\$ 855,000	\$ 1,355,000
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Land Acquisition Fund Expenditures	Original Budget	Increase (Decrease)	Amended Budget
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Amend budget for the purchase of Right of Way for Old Town Track utilizing fund balance.

Real Property (151-00-00-6060)	\$ 287,483	\$ 16,000	\$ 303,483
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Bastrop Economic Development Corporation Revenue	Original Budget	Increase (Decrease)	Amended Budget
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Amendment to revenue to recognize cell tower lease proceeds, misc. income from the sale of office furniture, as well as a more accurate projection of interest. Resulting in an increase of \$260,750 in revenue.

Lease Agreements (601-00-00-4047)	\$ 18,050	\$ 8,750	\$ 26,800
Interest Income (601-00-00-4400)	\$ 250,000	\$ 250,000	\$ 500,000
Misc Income (601-00-00-4514)	\$ -	\$ 2,000	\$ 2,000

Bastrop Economic Development Corporation Expenditures	Original Budget	Increase (Decrease)	Amended Budget
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Amendment for reimbursement to TA Adhesive, and Moca contract default, per Performance Agreements utilizing restricted fund balance.

Land/Grant Rebates (601-70-00-5646)	\$ -	\$ 1,135,200	\$ 1,135,200
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Grant Fund Revenue and Expenditure	Original Budget	Increase (Decrease)	Amended Budget
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Amend the budget for Council approved Bullet Resistance Shield grant via the Office of the Governor (OOG). This will have zero impact to fund balance since the revenue and expense offset each other.

PD Body Armor Grant Rev (801-00-00-4414)	\$ -	\$ 26,267	\$ 26,267
PD Body Armor Grant Exp (801-00-00-5515)	\$ -	\$ 26,267	\$ 26,267



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Consider and act to approve the Bastrop City Council minutes from the following meetings: April 21, 2025, Joint Meeting with Bastrop EDC Board; April 22, 2025, Regular Meeting; April 24, 2025, Joint Meeting with Planning & Zoning Commission; and April 29, 2025, Special Meeting.

AGENDA ITEM SUBMITTED BY:

Victoria Psencik, Assistant City Secretary

BACKGROUND/HISTORY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the Bastrop City Council meeting from the April 21, 2025, Joint Meeting with Bastrop EDC Board; April 22, 2025, Regular Meeting; April 24, 2025, Joint Meeting with Planning & Zoning Commission; and April 29, 2025, Special Meeting.

ATTACHMENTS:

- DRAFT April 21, 2025, Joint Meeting with Bastrop EDC Board
- DRAFT April 22, 2025, Regular Meeting
- DRAFT April 24, 2025, Joint Meeting with Planning & Zoning Commission
- DRAFT April 29, 2025, Special Meeting

CITY OF BASTROP
JOINT MEETING OF THE
BASTROP CITY COUNCIL AND
BASTROP ECONOMIC DEVELOPMENT CORPORATION BOARD

MEETING MINUTES

Monday, April 21, 2025

A Joint Meeting of the Bastrop City Council and Bastrop Economic Development Corporation (BEDC) Board of Directors was conducted on Monday, April 21, 2025, at 5:30 p.m. at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Pro-Tempore John Kirkland
 Council Member Cynthia Meyer
 Council Member Kerry Fossler
 Council Member Kevin Plunkett
 Council Member Cheryl Lee

Staff Present

City Manager Sylvia Carrillo-Trevino
 Interim City Attorney Charlie Zech
 Assistant City Secretary Victoria Psencik
 Public Information Officer Colin Guerra

BEDC Board of Directors Present

Board Chairman Ron Spencer
 Director Gary Blake
 Director T.J. Finn
 Director Chris McCool
 Director Frank Urbanek
 Mayor Pro-Tempore John Kirkland
 Council Member Cheryl Lee

Staff Present – City/BEDC

Interim BEDC Director Sylvia Carrillo-Trevino
 Operations Manager Angela Ryan
 B.A.R.E. Manager Dori Kelley
 BEDC Attorney Charlie Zech

Council Members Absent

Mayor Lyle Nelson* *resigned 1/14/2025*

1. CALL TO ORDER

1A. Call to Order – Bastrop City Council

With a quorum being present, Mayor Pro-Tempore Kirkland called the City Council meeting to order at 5:30 p.m.

1B. Call to Order – Bastrop Economic Development Corporation Board of Directors

With a quorum being present, Board Chairman Spencer called the Bastrop Economic Development Corporation Board meeting to order at 5:30 p.m.

2. CITIZEN COMMENT(S)

No comments were submitted.

3. WORK SESSIONS / BRIEFINGS

3A. Presentation and discussion on the economic development tools available to the City of Bastrop and the Bastrop Economic Development Corporation.

Submitted and Presented by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager, and Interim Executive Director of the BEDC

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Bastrop Economic Development Corporation

Consider and act on any recommendations to the City Council regarding any items discussed during the Workshop.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, Interim BEDC Director and City Manager

Bastrop EDC took **no** action on Item 4A.

4B. Bastrop City Council

Consider and act on recommendations made by the Bastrop EDC Board to the City Council from the Workshop regarding economic development tools that are available to the City of Bastrop and Bastrop Economic Development Corporation.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager, and Interim Executive Director of the BEDC

Bastrop City Council took **no** action on Item 4B.

5. ADJOURNMENT

5A. Adjourn – Bastrop City Council

Upon a motion duly made and seconded, Mayor-Pro Tempore Kirkland adjourned the City Council meeting at 6:40 p.m. without objection.

5B. Adjourn – Bastrop Economic Development Corporation Board

Upon a motion duly made and seconded, Chairman Spencer adjourned the Bastrop Economic Development Corporation Board meeting at 6:40 p.m. without objection.

CITY OF BASTROP, TEXAS

**BASTROP ECONOMIC DEVELOPMENT
CORPORATION**

John Kirkland, Mayor Pro-Tempore

Ron Spencer, Board Chairman

ATTEST:

ATTEST:

Victoria Psencik, Assistant City Secretary

Angela Ryan, Operations Manager

CITY OF BASTROP
BASTROP CITY COUNCIL
REGULAR CITY COUNCIL MEETING MINUTES

Tuesday, April 22, 2025

The Bastrop City Council met in a Regular Meeting on Tuesday, April 22, 2025, at 6:30 p.m. at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Pro-Tempore John Kirkland
 Council Member Cynthia Meyer
 Council Member Cheryl Lee
 Council Member Kerry Fossler
 Council Member Kevin Plunkett

Staff Present

City Manager Sylvia Carrillo-Trevino
 Assistant City Manager Andres Rosales
 Interim Assistant City Attorney Stanley Springerley
 Assistant City Secretary Victoria Psencik
 Assistant to City Manager Vivianna Andres
 Finance Director Judy Sandrussi
 Main Street Manager Michaela Joyce
 Assistant Finance Director Laura Allen
 Development Services Director James Cowey
 Police Chief Vicky Steffanic
 Fire Chief Chris Stone
 Public Information Officer Colin Guerra
 Animal Control/Code Compliance Robert McBain
 Water & Wastewater Director Curtis Hancock

Council Members Absent

Mayor Lyle Nelson * *resigned 1/14/2025*

1. CALL TO ORDER

With a quorum being present Mayor Pro-Tempore Kirkland called the Regular City Council meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE – United States of America and Texas Flags

Briana Martinez and Santiago Mondragon, students from Cedar Creek Elementary, led the Pledge of Allegiance.

3. INVOCATION

City of Bastrop Police Chaplain Arthur Banks delivered the Invocation.

4. EXECUTIVE SESSION

Mayor Pro-Tempore Kirkland stated that Executive Session Item 4A would be discussed in Open Session.

- 4A. **City Council shall convene into a closed executive session pursuant to Texas Government Code Section 551.071 and Section 551.072 to seek advice of legal**

counsel to discuss the implications of the City of Austin's Aquifer Storage and Recovery Project on the City of Bastrop's water supply.

Mayor Pro-Tempore Kirkland announced for any Citizen Comments regarding Item 4A. The following citizens spoke: George F., Carol Spencer, and Heather Greene.

5. TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION.

- 4A. **City Council shall convene into a closed executive session pursuant to Texas Government Code Section 551.071 and Section 551.072 to seek advice of legal counsel to discuss the implications of the City of Austin's Aquifer Storage and Recovery Project on the City of Bastrop's water supply.**

MOTION: Council Member Meyer moved to approve Resolution No. R-2025-85 for support of the 89th Legislature House Bill 1523. Council Member Plunkett seconded the motion. Motion carried unanimously.

6. PRESENTATIONS

- 6A. **Mayor Pro Tem's Report**
- 6B. **Council Members' Report**
- 6C. **City Manager's Report**
- 6D. **Presentation on Board and Commission Work Plans:**
- **Cultural Arts Commission**

The presentation was made by Michaela Joyce, Main Street Manager. No action was taken on Item 6D.

- 6E. **PROCLAMATION - Recognition of May 11th - 17th, 2025, as Police Officer Week in the City of Bastrop.**

Submitted by: Vicky Steffanic, Police Chief

The proclamation was read and signed by Mayor Pro-Tempore Kirkland.

- 6F. **PROCLAMATION - Recognition of May 4th, 2025, as Firefighters' Day in the City of Bastrop.**

Submitted by: Council Member Meyer and Council Member Fossler

The proclamation was read and signed by Mayor Pro-Tempore Kirkland.

6G. **PROCLAMATION - Recognition of May 5th - 9th, 2025 as Air Quality Awareness Week.**

Submitted by: Victoria Psencik, Assistant City Secretary

The proclamation was read and signed by Mayor Pro-Tempore Kirkland.

6H. **PROCLAMATION - Recognition of May 2025 as Bike Month in the City of Bastrop.**

Submitted by: Council Member Meyer and Council Member Fossler

The proclamation was read and signed by Mayor Pro-Tempore Kirkland.

6I. **PROCLAMATION - Recognition of May 10, 2025, as World Migratory Bird Day in the City of Bastrop.**

Submitted by: Council Member Meyer and Council Member Fossler

The proclamation was read and signed by Mayor Pro-Tempore Kirkland.

7. **WORK SESSIONS / BRIEFINGS**

7A. **Main Street Placemaking Initiative Presentation.**

Submitted and Presented by: Michaela Joyce, Main Street Manager

No action was taken on Item 7A.

7B. **Cultural Arts Commission - Percent for the Arts Presentation.**

Submitted and Presented by: Michaela Joyce, Main Street Manager

No action was taken on Item 7B.

8. **FINANCIAL TRANSPARENCY AND BUDGET PREPARATION**

8A. **Receive a presentation on the unaudited Monthly Financial Report for the period ending March 2025.**

Submitted and Presented by: Laura Allen, Assistant Finance Director

No action was taken on Item 8A.

9. **CITIZEN COMMENT(S)**

Citizen(s) addressing the City Council on an item, not on the agenda: Carol Spencer and Dax Havrilak.

Submitted a comment but was not present to speak – Maria Montoya Stayton.

10. CONSENT AGENDA

- 10A. Consider and act on the second reading of Ordinance No. 2025-17, amending Code of Ordinances Chapter 2 “Animal Control”, Article 2.02 “Vaccination and Licensing of Dogs and Cats” and Article 2.04 “Impoundment”, removing Section 2.02.004 “License Tag and Collar.”; amending Section 2.02.008 “Licensing and Fees” to “Pet Registration Requirement” and removing subsection (a)-(c); removing Section 2.04.006 “Confinement of Female Dogs and Cats during estrus”. This item is also referred to as the Microchipping Ordinance.

Submitted by: Robert McBain, Code Compliance Officer

- 10B. Consider and act on the second reading of Ordinance No. 2025-41, amending Chapter 15, Article 15.01 “Cemeteries” of the Bastrop Code of Ordinances, to reflect various updates to language and add provisions for the operation of a Columbarium.

Submitted by: Judy Sandroussi, Finance Director

- 10C. Consider and act on the second reading of Ordinance No. 2025-42 engaging Trane Technologies, under the Omnia Partners Cooperative Purchase Agreement, by means of a Project Development Agreement (PDA), to begin a design/build construction approach for the City of Bastrop for the design and construction of a new, high-efficiency wastewater treatment facility to meet the city's requirements for continued growth and other as needed projects related to water and wastewater.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

- 10E. Consider and act on Resolution No. R-2025-78, approving the City of Bastrop Police Department to apply for a grant from TAPEIT (Texas Association of Property and Evidence Inventory Technicians) for five hundred dollars and zero cents (\$500.00) for miscellaneous evidence items such as a biological fluid light with no matching funds from the City of Bastrop; authorizing the Chief of Police as the grantee's authorized official.

Submitted by: Vicky Steffanic, Chief of Police

- 10F. Consider and act on Resolution No. R-2025-79 accepting a donation totaling \$50,000 from the Lost Pines Art League for the installation of two additional bird sculptures, valued at \$25,000 each, to be placed within the approved project area of the Cultural Arts Commission District.

Submitted by: Michaela Joyce, Main Street Manager

- 10H. **Consider and act to approve the Bastrop City Council meeting minutes from Tuesday, April 8, 2025, Regular Meeting.**

Submitted by: Victoria Psencik, Assistant City Secretary

- 10I. **Consider and act on Resolution No. R-2025-83, approving the acceptance of a grant from the Bastrop Economic Development Corporation to the City of Bastrop in the amount of Four Hundred Thousand Dollars (\$400,000.00) for roadway improvements at Hwy 71 West and Edward Burleson Lane, adjacent to the Burleson Crossing East retail development, located at Hwy 71 West and Edward Burleson Lane.**

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

- 10J. **Consider and act on the first reading of Ordinance No. 2025-47, amending the budget for the Fiscal Year 2025 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A; and move to include on the May 13, 2025 Consent Agenda for a second reading.**

Submitted By: Laura Allen, Assistant Finance Director

Mayor Pro-Tempore Kirkland called for requests to remove any item from the Consent Agenda for separate discussion. Council Member Fossler requested that Item 10D and Item 10G be removed from the Consent Agenda for a separate discussion and vote.

MOTION: Council Member Lee moved to approve the Consent Agenda Item 10A, 10B, 10C, 10E, 10F, 10H, 10I, and 10J as presented after being read into the record by Assistant City Secretary Victoria Psencik. Council Member Plunkett seconded the motion. Motion carried unanimously.

* * * * *

- 10D. **Consider and act on the second reading of Ordinance No. 2025-46, a Chapter 380 agreement with BEBD Frontage Road, LLC, and the City of Bastrop in an amount not to exceed \$600,000 for improvements at HWY 71, adjacent to Burleson Crossing East retail development located at HWY 71 and Ed Burleson Road.**

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

ORIGINAL MOTION: Council Member Plunkett moved to approve the second reading of Ordinance No. 2025-46 as presented. Council Member Meyer seconded the motion.

Council Member Fossler moved to make a **“friendly amendment”** to the original motion to correct the Ordinance header to BEBD Frontage Road, LLC instead of BEBD Frontage LLC.

Council Members Plunkett (original motion maker) and Meyer (seconder) accepted the friendly amendment.

REVISED MOTION: Council Member Plunkett moved to approve the second reading of Ordinance No. 2025-46 with the amendment listed above. Council Member Meyer seconded the motion. Motion carried unanimously.

* * * * *

- 10G. **Consider and act on Resolution No. R-2025-84, approving the acceptance of a donation to the City of Bastrop Police Department in the amount of Ten Thousand Dollars (\$10,000.00); and a donation to the City of Bastrop Fire Department in the amount of ten thousand Dollars (\$10,000.00) from LS Electric America.**

Submitted by: Andres Rosales, Assistant City Manager

MOTION: Council Member Fossler moved to approve Resolution No. R-2025-84 as presented. Council Member Lee seconded the motion. Motion carried unanimously.

* * * * *

11. ITEMS FOR INDIVIDUAL CONSIDERATION

- 11A. **Consider and act on Resolution No. R-2025-81, authorizing the City Manager to approve Amendment #2 to the original Professional Services Agreement with Kimley-Horn for the design and construction phase services of Agnes Street Extension.**

Submitted and Presented by: Andres Rosales, Assistant City Manager

MOTION: Council Member Plunkett moved to approve Resolution No. R-2025-81 as presented. Council Member Meyer seconded the motion. Motion carried unanimously.

12. ADJOURNMENT

Upon receiving a motion duly made and seconded to adjourn, the April 22nd Regular Meeting was adjourned at 8:58 p.m.

CITY OF BASTROP, TEXAS

John Kirkland, Mayor Pro-Tempore

ATTEST:

Victoria Psencik, Assistant City Secretary

DRAFT

CITY OF BASTROP

JOINT MEETING OF THE BASTROP CITY COUNCIL AND PLANNING AND ZONING COMMISSION

MEETING MINUTES

Thursday, April 24, 2025

A Joint Meeting of the Bastrop City Council and Planning and Zoning Commission was conducted on Thursday, April 24, 2025, at 6:00 p.m. at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Pro-Tempore John Kirkland
Council Member Cynthia Meyer
Council Member Kerry Fossler
Council Member Kevin Plunkett
Council Member Cheryl Lee

Staff Present

City Manager Sylvia Carrillo-Trevino
Assistant City Secretary Victoria Psencik
Assistant to the City Manager Vivianna Andres
Public Information Officer Colin Guerra
Development Services Director James Cowey
Planner I Alondra Macias
Project Coordinator Nicole Peterson
Digital Media Specialist Rick Gullikson
Executive Administrative Assistant Koy Bosley

Planning & Zoning Commissioners Present

Commission Chair Jordan Scott
Commissioner Christopher Toth
Commissioner Jimmy Crouch
Commissioner Keith Ahlborn
Commissioner Gary Moss
Commissioner Patrice Parsons
Commissioner David Barrow
Commissioner Jeffrey Estes* *arrived at 7:37 pm*

Council Members Absent

Mayor Lyle Nelson* *resigned 1/14/2025*

1. CALL TO ORDER

1A. Call to Order – Bastrop City Council

With a quorum being present, Mayor Pro-Tempore Kirkland called the City Council meeting to order at 6:00 p.m.

1B. Call to Order – Planning and Zoning Commission

With a quorum being present, Commission Chair Jordan Scott called the Planning and Zoning Commission meeting to order at 6:00 p.m.

2. CITIZEN COMMENT(S)

Citizen(s) addressing the City Council on an item, not on the agenda: Pablo Serna.

3. WORK SESSIONS / BRIEFINGS

3A. Workshop to discuss the amendments to Chapter 2 and Chapter 5 of the 2016 Comprehensive Plan developed by Halff & Associates.

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

Presented by: Ylda Capriccioso, Halff & Associates

Mayor Pro-Tempore Kirkland announced for any Citizen Comments regarding Item 3A.

The following citizens spoke on Item 3A: Dax Havrilak, Cheryl Kruckeberg, Heather Greene, Cecilia Serna, Pablo Serna, Matt Walker, and Carlos Liriano.

4. ADJOURNMENT

4A. Adjourn – Bastrop City Council

Upon a motion duly made and seconded, Mayor Pro-Tempore Kirkland adjourned the City Council meeting at 8:00 p.m. without objection.

4B. Adjourn – Planning and Zoning Commission

Upon a motion duly made and seconded, Commission Chair Scott adjourned the Bastrop Economic Development Corporation Board meeting at 8:01 p.m. without objection.

BASTROP CITY COUNCIL

PLANNING AND ZONING COMMISSION

John Kirkland, Mayor Pro-Tempore

Jordan Scott, Commission Chair

ATTEST:

ATTEST:

Victoria Psencik, Assistant City Secretary

David Barrow, Commission Vice Chair

CITY OF BASTROP
BASTROP CITY COUNCIL
SPECIAL CITY COUNCIL MEETING MINUTES

Tuesday, April 29, 2025

The Bastrop City Council met in a Special Meeting on Tuesday, April 29, 2025, at 5:30 p.m. at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Pro-Tempore John Kirkland
 Council Member Cynthia Meyer
 Council Member Cheryl Lee
 Council Member Kerry Fossler
 Council Member Kevin Plunkett

Staff Present

City Manager Sylvia Carrillo-Trevino
 Assistant City Manager Andres Rosales
 Assistant City Secretary Victoria Psencik
 Assistant to City Manager Vivianna Andres
 Finance Director, Judy Sandroussi
 Assistant Finance Director, Laura Allen
 Director of Engineering, Tiger Davis
 Project Manager, Elizabeth Wick
 Project Manager Coordinator, Elisha Perkins
 Main Street Manager, Michaela Joyce
 Public Information Officer Colin Guerra

Council Members Absent

Mayor Lyle Nelson * *resigned 1/14/2025*

1. CALL TO ORDER

With a quorum being present Mayor Pro-Tempore Kirkland called the Special City Council meeting to order at 5:31 p.m.

2. CITIZEN COMMENT(S)

Citizen(s) addressing the City Council on an item, not on the agenda: Carol Spencer, Carl Rees, Alex Henley, Sandra Myers, Gilbert Cervantes, Rick Rivera, Ashley Coy, and Melinda Larson.

3. PRESENTATIONS

3A. City Manager's Report

A. Quality of Life Discussion

Submitted and Presented by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

Citizen Comments submitted specifically to Item 3A: Lyle Nelson

Mayor Pro Tempore Kirkland called for a recess of the meeting at 6:09 p.m.

Mayor Pro Tempore Kirkland called the meeting back in open session at 6:11 p.m.

Citizen Comments submitted specifically to Item 3A (after recess): Heather Greene

No action was taken on Item 3A.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A. **Consider and act on Resolution No. R-2025-82, approving a construction contract with Jay-Reese Contractors, Inc. for a not-to-exceed amount of Ten Million, One Hundred and Forty-Two Thousand, One Hundred Seventy-Eight Dollars and Seventy-Five Cents (\$10,142,178.75) for the construction of Old Iron Bridge Rehabilitation Project.**

Submitted and Presented by: Elizabeth Wick, CFM, Project Manager

Citizen Comments submitted specifically to Item 4A: Melinda Larson

MOTION: Council Member Meyer moved to approve Resolution No. R-2025-82 as presented. Council Member Lee seconded the motion. Motion carried unanimously.

- 4B. **Consider and act on Resolution No. R-2025-86, approving an engineering professional services contract with Dial Development Services, Ltd. (DDS) to provide construction inspection services for the Old Iron Bridge project for a not-to-exceed amount of Sixty Thousand, Four Hundred and Eighty Dollars and Zero Cents (\$60,480.00).**

Submitted and Presented by: Elizabeth Wick, CFM, Project Manager

MOTION: Council Member Plunkett moved to approve Resolution No. R-2025-86 as presented. Council Member Meyer seconded the motion. Motion carried unanimously.

12. ADJOURNMENT

Upon receiving a motion duly made and seconded to adjourn, the April 29th Special Meeting was adjourned at 6:27 p.m.

CITY OF BASTROP, TEXAS

John Kirkland, Mayor Pro-Tempore

ATTEST:

Victoria Psencik, Assistant City Secretary



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Consider and act on Resolution No. R-2025-90 approving a request for reimbursement in the amount of Three Thousand Dollars (\$3,000.00), for two cemetery plots purchased at the Fairview Cemetery in Bastrop, Texas, as attached in Exhibit A.

AGENDA ITEM SUBMITTED BY:

Submitted by: Laura Allen, Assistant Finance Director

BACKGROUND/HISTORY:

The City Manager received a request from Laura Allen, Assistant Finance Director, formally requesting a refund on behalf of Wanda Haywood for the purchase of two burial plots at Fairview Cemetery totaling \$3,000.

In February 2025, Ms. Haywood purchased two plots in the historical K West section of the cemetery due to the immediate need to inter her son. The plots chosen by Ms. Haywood were selected due to their proximity to her family's existing plots.

The K West section has posed ongoing administrative challenges, including incomplete or missing records, undocumented burials, and inconsistent grave placement. Following the burial of Mrs. Haywood's son, it was discovered that insufficient space in the section resulted in the interment taking place in the incorrect plot.

After extensive efforts to resolve this sensitive matter with the family, it has been determined that the best course of action is to relocate the remains of Mr. Haywood. City staff are actively working with the family and legal counsel to facilitate this process.

Given the circumstances, the City Manager has agreed to bring this matter before City Council to consider granting a full refund for the two cemetery plots.

POLICY EXPLANATION:

The request to receive a refund for an application that was reviewed by Staff and an appeal that was heard by a Board or Commission requires Council approval.

RECOMMENDATION:

Take action on Resolution No. R-2025-90 approving a request for reimbursement in the amount of Three Thousand Dollars (\$3,000.00), for two cemetery plots purchased at the Fairview Cemetery in Bastrop, Texas, as attached in Exhibit A.

ATTACHMENTS:

- Resolution No. R-2025-90

RESOLUTION NO. R-2025-90

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING A REQUEST OF REIMBURSEMENT FOR A FAIRVIEW CEMETERY PLOTS IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00), FOR TWO CEMETERY PLOTS PURCHASED AT THE FAIRVIEW CEMETERY, BASTROP, TEXAS, WITHIN THE CITY LIMITS OF BASTROP, AS ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City of Bastrop ("City") has general authority to adopt an ordinance, resolution, or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, to reduce the financial burden a private citizen, requests a refund on behalf of Wanda Haywood for the purchase of two burial plots at Fairview Cemetery totaling \$3,000.

WHEREAS, the City Council finds there to be unique, unusual, and compelling circumstances creating a justification for a refund of certain fees for the private citizen, Wanda Haywood, in this situation, in order to serve the City's interests in the public health, safety, and welfare of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

- Section 1.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.
- Section 2.** The City Council approves the refund on behalf of Wanda Haywood for the purchase of two burial plots at Fairview Cemetery totaling \$3,000.
- Section 3. Repealer:** To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.

Section 4. Severability: Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

Section 5. Effective Date: This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.

Section 6. Proper Notice & Meeting: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 13th day of May, 2025.

[Signature Page Follows]

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.





STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Consider and act on Resolution No. R-2025-91, approving the Bastrop Bird Junction Project locations seven (7) and eight (8) of the proposed nine (9) locations, as identified in Exhibit A.

AGENDA ITEM SUBMITTED BY:

Submitted by: Michaela Joyce, Main Street Manager

BACKGROUND/HISTORY:

City Staff has been working over the past several months with the Bastrop Cultural Arts Commission on their “Bastrop Bird Junction Project.”

This project currently consists of nine (9) proposed locations throughout town. All large outdoor sculptures will be of Bastrop’s (Native and Migratory) birds.

The proposed locations are listed below:

1. 1600 Chestnut Street – Film Alley (NW Corner)
2. 900 State Highway 95 – Hay Elotes (SW Corner)
3. 1408 B Chestnut Street – Bridge between Schulmann and Visit Bastrop (East side at bridge)
4. 1408 Chestnut Street – Visit Bastrop
5. 1408 Chestnut Street – Convention Center
6. 1408 Chestnut Street – Convention Center (Middle South)
7. 1408 Chestnut Street - Convention Center (Far SW Corner)
8. 1311 Chestnut Street – City Hall (NW Corner)
9. 1100 Church Street – Bastrop Public Library

Maria Montoya, Chair of the Bastrop Cultural Arts Commission, has provided the history and scope of the project along with the overview of sculptures and timing for each location below:

Intro: The Cultural Arts Commission has begun the process of enhancing the Chestnut corridor with large outdoor sculptures featuring native and migratory birds in the area through a public art project, “The Bastrop Bird Junction.”

Birds have a special meaning for Bastrop. In 2020, Bastrop was one of only four cities across Texas to be designated as “Bird City” by the Texas Parks and Wildlife. In celebration of our Bird City status, a series of bird sculptures will be installed in Bastrop in three different phases.

Located just 30 miles east of Austin on the banks of the Colorado River, Bastrop is one of the oldest towns in Texas. With its rich history and abundant resources, Bastrop has flourished as a culturally rich and diverse community for over a century. Coincidentally, Bastrop is home to many

native birds, and the city is uniquely situated in a corridor for migratory birds. The Bastrop Bird Junction project is being rolled out in Phases 1 and 2.

Phase 1

This phase is underway, with location 5, the Pileated Woodpecker, fully completed, and locations 1 and 2 close to installation.

Phase 2

There will be three sculptures, (*tentatively* two more along Chestnut, and one by the library) in Phase 2. Two of the sculptures are each \$25,000. One signature sculpture is \$50,000. Completion of sculptures 7,8, and 9 is slated by the end of September 2025.

RECOMMENDATION:

Consider and act on Resolution No. R-2025-91, approving the Bastrop Bird Junction Project locations seven (7) and eight (8) of the proposed nine (9) locations, as identified in Exhibit A.

ATTACHMENTS:

- Resolution No. R-2025-91
- Bird Junction Phase 1 Information
- Bird Junction Proposed Locations

RESOLUTION R-2025-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE BASTROP BIRD JUNCTION PROJECT LOCATIONS SEVEN (7) AND EIGHT (8) OF THE PROPOSED NINE (9) LOCATIONS, AS IDENTIFIED IN EXHIBIT A; PROVIDING SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Bastrop, Texas (the "City") has been working in conjunction with the Bastrop Cultural Arts Commission ("BCAC") on the "Bastrop Bird Junction Project."

WHEREAS, the City desires to install outdoor bird sculptures featuring native and migratory birds in nine (9) proposed locations throughout the City, as described in Exhibit "A", in celebration of the City's "Bird City Texas Certified Community" designation received from the Texas Parks and Wildlife Department in 2020; and

WHEREAS, the City has determined that, once installed, the sculptures located in the City's neighborhood business districts will contribute to the vitality and attractiveness of the urban streetscape, promote art and culture, and improve the touristic appeal of the City; and .

WHEREAS, the costs of the sculptures are to be funded by donors and/or grants; and

WHEREAS, location 1, 2, 3, 4, 5 and 6 were previously approved by R-2024-44 on April 23rd, 2024 and R-2025-26 on January, 28th 2025; and

WHEREAS, the City has obtained written permission from the Texas Department of Transportation (TxDOT) to install sculptures in Locations 1, 2, 3, 4, 5 and 6 which are within TxDOT's right-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2: The City Council approves Locations 7, and 8 as described in Exhibit "A" as part of the nine (9) locations where sculptures will be installed.

Section 3: Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Section 4. This Resolution shall be in full force and effect from and after its passage.

Section 5. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop on this 13th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

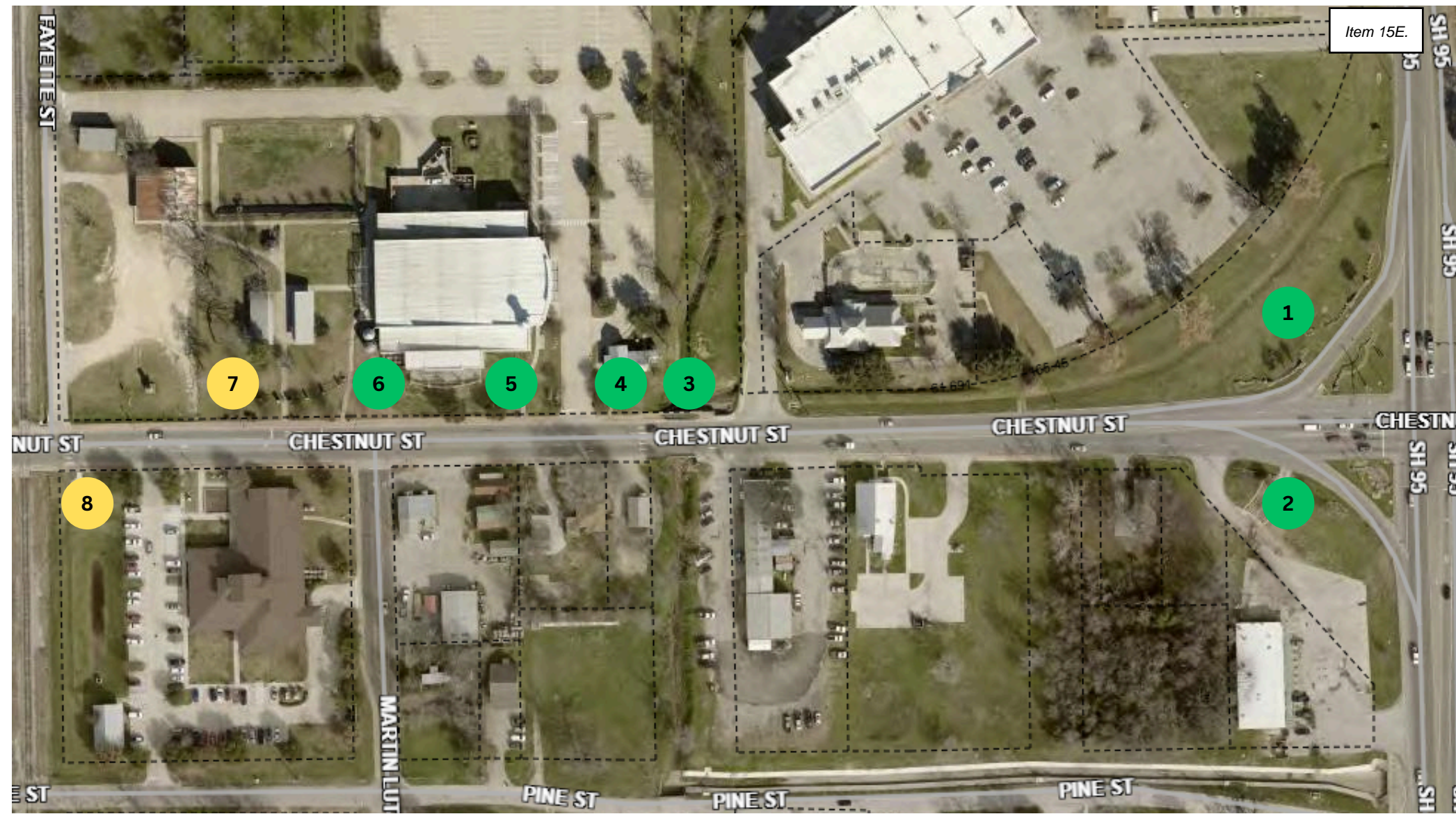
ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.





- 1. NW Corner 95 & Chestnut (Film Alley)
- 2. SW Corner 95 & Chestnut
- 3. Pedestrian Bridge
- 4. Visit Bastrop (on hold)

- 5. SE Corner of Convention Center
- 6. SW Corner of Convention Center
- 7. Far SW Corner of Convention Center
- 8. NW Corner of City Hall

Location 1	Hwy 95 & Chestnut	Barred Owl	Installation Pending
Location 2	Hwy 95 & Chestnut	Ruby Throated Hummingbird	Complete
Location 3	Pedestrian Bridge	Backyard Birds	Art call posted
Location 4	Visit Bastrop	TBD	On hold
Location 5	Convention Center	Pileated Woodpecker	Complete
Location 6	Convention Center	Red Tailed Hawk	In-progress
Location 7	Convention Center	Painted Bunting	Not Started – Pending Location
Location 8	City Hall	Perigon Falcon	Not Started – Pending Location

#1



#4-TBD



#2



#5



#3



#6



#7 - TBD



#8





STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Conduct a public hearing, consider and act on the first reading of Ordinance No. 2025-49, annexing a tract of land described as 23.298 +/- acres of land out of the Nancy Blakey survey, Abstract No. A98, located west of Farm-to-Market Road 969, known as Valverde Section 2, Phase 4, as shown in Exhibit A; and move to include on the May 27, 2025, agenda for a second reading.

AGENDA ITEM SUBMITTED BY:

Submitted by: Viviana Nicole Andres, Assistant to the City Manager

BACKGROUND/HISTORY:

The City of Bastrop approved a Development agreement with Continental homes of Texas L.P. This 399.878 Acre tract includes a public improvement district and has a set of development standards that were approved in July of 2021.

The original development agreement contemplated annexation at the time of final platting of each section. However, the 1445 interlocal agreement between the City of Bastrop and Bastrop County states that in certain locations, when plats are submitted for review, Bastrop County is allowed to provide review comments on the plat. The Valverde project falls within the area that requires joint review from the County and the City. During the review of the project's development applications, it was noted by Bastrop County that they would not be able to accept the roads, as designed by the subdivision, because the roads are not being designed and constructed to a rural cross-section, but are instead being designed and constructed to City standards. Acceptance of the roads for maintenance is a critical part of the development process. Therefore, the development has requested that each section be annexed prior to submitting development plans for that particular section.

To date, Section 1, Phases 1 & 2 have been annexed into the city limits of Bastrop. Section 2, Phase 4, is the next phase of the development for which the developer is looking to submit applications. Therefore, they are requesting annexation at this time. The City is in agreement with the developer's request for annexation into the municipal limits of the City of Bastrop.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Take action on the first reading of Ordinance No. 2025-49, annexing a tract of land described as 23.298 +/- acres of land out of the Nancy Blakey survey, Abstract No. A98, located west of Farm-to-Market Road 969, known as Valverde Section 2, Phase 4, as shown in Exhibit A; and move to include on the May 27, 2025, agenda for a second reading.

ATTACHMENTS:

1. Ordinance No. 2025-49
2. Location Map
3. Municipal Annexation Service Plan

ORDINANCE NO. 2025-49

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, ANNEXING A TRACT OF LAND DESCRIBED AS VALVERDE SECTION 2 PHASE 4, FOR 23.298 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, MORE COMMONLY KNOWN AS THE VALVERDE SUBDIVISION; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Bastrop, Texas (the “City”) is a home rule municipality located in Bastrop County, Texas acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on or about July 1, 2024, Continental Homes of Texas, L.P. a Texas limited partnership (the “owner”) submitted a petition for voluntary annexation of the property described as being 23.298 +/- acres of land out of the Nancy Blakey Survey Abstract 98, located west of FM 969, within the Extraterritorial Jurisdiction as shown in Exhibit “A” (the property), which is attached hereto and incorporated herein for all purposes; and

WHEREAS, in accordance with Texas Local Government Code Chapter 43, public notice was given, and a public hearing was held before the City Council regarding annexation; and

WHEREAS, Texas Local Government Section 51.001 provides the City general authority to adopt an Ordinance or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Bastrop held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of Bastrop authorizes the execution of the Valverde

Section 2 Phase 4 Annexation described in Exhibit "A" which is attached here to and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e. corporate limits) of the City of Bastrop, Texas and is made an integral part, hereof. The official map and boundaries of the City are hereby amended and revised so as to include the area annexed.

A Service Plan prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit "B" and incorporated here for all intents and purposes. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the city and hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

- Section 3.** The City Secretary is hereby directed to include this Ordinance in the records of the City and to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction. The City Secretary is hereby instructed to file a certified copy of this ordinance and the updated maps with the Bastrop County Clerk.
- Section 4.** Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.
- Section 5.** Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.
- Section 6.** Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.
- Section 7.** Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 13th day of May 2025.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



BASTROPTX
Heart of the Lost Pines / Est. 1832

Attachment 1
Location Map

Valverde Section 2 Phase 4

Streets shown: ROSEWOOD, HACKBERRY, PERIWINKLE, ROSEMARY, CHINABERRY, SWEETGUM, GEORGE NEGAN, ANDROSS, ESPARZA, GEORGE KIMBLE, ISAAC MILLSAPS, SAM HOUSTON, SH 71 SERVICE, FM 20.

Parcel numbers (APNs) shown: 24877, 24620, 30502, 26894, 58173, 97831, 8720287, 8712381, 8723728, 8724745, 8720280, 8734626, 8730834, 8733231, 8733245, 30094, 8733232, 8733214, 47587, 28262, 26607, 8728435, 80338, 78734, 76919, 75314, 73890, 73891, 5802, 23092, 23205, 615319, 123104, 75418, 31477, 108532, 47521, 23168, 23160, 23208, 22547, 23200, 47525, 47524, 91262.

Scale: 0 250 500 750 1,000 ft
Scale 1:10,000

City of Bastrop, Texas logo and date: 5/6/2025

Disclaimer: The City of Bastrop, Texas makes no warranties regarding the accuracy or completeness of the information used to compose this map or the data from which it was produced. The map does not purport to depict the boundaries between private and public lands. This map is general in nature and is not for navigational purposes.

MUNICIPAL SERVICES PLAN

MUNICIPAL SERVICES PLAN FOR THE VALVERDE SUBDIVISION

This Municipal Services Plan ("**Plan**") is created on this 13th day of May, 2025 by the City of Bastrop, Texas, a home rule municipality of the State of Texas ("**City**").

RECITALS

WHEREAS, the described tract is situated in Bastrop County, Texas, and consists of approximately 23.298+/- acres of land situated in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference ("**Property**"); and

WHEREAS, Continental Homes of Texas, L.P. (the "**Owner**") has entered into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the "**Development Agreement**") and is hereby voluntarily requesting full-purpose annexation of the Property; and

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein.

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.
2. **INTENT.** It is the intent of the City that this Plan provides for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

The City hereby declares the following services to be made available to the Property and its Owner(s):

- a. **Police Services.** The City provides municipal police protection through a City Police Department and will provide the service to the area once annexed.
- b. **Fire Services.** The Property is within the ESD #1 Service Area. The City of Bastrop Fire Department will provide aid through the Mutual Aid Agreement with ESD #1 until such services are transferred.
- c. **Building Inspection/Code Enforcement Services.** The City of Bastrop will provide building inspection and code enforcement services upon annexation.
- d. **Libraries.** Bastrop Public Library provides library services.
- e. **Environmental Health & Health Code Enforcement.** Complaints of ordinance or regulation violations within this area will be answered and investigated by City personnel, beginning with the effective date of the annexation ordinance.
- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance.
- g. **Parks & Recreation.** All services and amenities associated with the City's Parks and Recreation activities will extend to the Property on the effective date of the annexation ordinance.
- h. **Street & Drainage Maintenance.** The City will provide street and drainage maintenance to public streets in the Property in accordance with standard City policy as the Property develops.
- i. **Street Lighting.** The City will provide street lighting to the Property in any public right-of-way in accordance with standard City Policy as the Property develops.
- j. **Traffic Engineering.** The City will provide, as appropriate, street name signs, traffic control devices, and other traffic system design improvements to the Property.
- k. **Sanitation/Solid Waste Collection & Disposal.** The City does not directly provide municipal sanitation/solid waste collection and disposal services. However, the City has granted an exclusive franchise for these services to

Texas Disposal Systems, which will be notified of all newly annexed parcels.

- l. Water Service.** The Property will be served with water by the City of Bastrop. Extension of services to serve the Property will be at the Owner's expense, except as may be set forth in the Development Agreement.
- m. Sewer Service.** The Property will be served by wastewater service by the City of Bastrop. Extension of services to serve the Property will be at the Owner's expense, except as may be set forth in the Development Agreement.
- n. Miscellaneous.** All other applicable municipal services will be provided to the Property in accordance with policies established by the City.

It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

The City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

- 5. AUTHORITY.** City represents that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Plan.
- 6. SEVERABILITY.** If any term or provision of this Plan is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Plan shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Plan a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.
- 7. INTERPRETATION.** The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
- 8. GOVERNING LAW AND VENUE.** This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Bastrop County, Texas such that exclusive venue for any action arising out of this Plan shall be in Bastrop County, Texas.
- 9. NO WAIVER.** The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Plan, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Plan may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Plan are for informational purposes only and shall not alter the substance of the terms and conditions of this Plan.
13. **PLAN BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Plan is binding on and inures to the benefit of the Parties, their successors, and assigns. The term of this Plan constitutes covenants running with the land comprising the Property and is binding on the Owner.
14. **ENTIRE PLAN.** It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understanding, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated or terminated orally.

[The remainder of this page intentionally left blank.]

EXHIBIT B

EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:

City of Bastrop, Texas

A Texas home-rule municipal corporation

Attest:

By: _____

Name: Victoria Psencik

Title: Assistant City Secretary

By: _____

Name: Sylvia Carrillo-Trevino

Title: City Manager

THE STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this _____ day of _____, 2025, by Sylvia Carrillo, City Manager of the City of Bastrop, Texas, a Texas home rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

EXHIBIT B**OWNER:**

Continental Homes of Texas, L.P.
(a Texas limited partnership)

By: CHTEX of Texas, Inc.
(a Delaware corporation)
Its General Partner

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____, _____, of CHTEX of Texas, Inc., a Delaware corporation, the general partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said entities.

Notary Public, State of Texas



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Consider and act on the first reading of Ordinance No. 2025-50, amending the Bastrop Code of Ordinances, Chapter 13 - Utilities, Article 13.02 - Water and Wastewater Rates and Charges, by enacting Section 13.02.13 titled "Utility Pass-through Fees" and move to include on the May 27, 2025, agenda for a second reading.

AGENDA ITEM SUBMITTED BY:

Vivianna Nicole Andres, Assistant to the City Manager

BACKGROUND/HISTORY:

The Bastrop City Council has identified nine Focus Areas to successfully achieve its vision and mission. One of the Focus Areas is Fiscal Responsibility, which is tied to fiduciary responsibility for the City of Bastrop.

The City of Bastrop has recently begun receiving price increases for water and wastewater materials due to the Tariffs being levied.

To ensure that the City of Bastrop remains able to maintain a balanced budget and provide the needed materials for construction projects, Staff has drafted a language change for Chapter 13, Article 13.02, that will enact a new section, Section 13.02.13, titled "Utility Pass-through Fees." This language change in the ordinance will allow the City to remain flexible during unique market conditions by protecting it from absorbing any unforeseen costs that could hinder the City's ability to supply utility materials for projects.

RECOMMENDATION:

Take action on the first reading of Ordinance No. 2025-50, amending the Bastrop Code of Ordinances, Chapter 13 - Utilities, Article 13.02 - Water and Wastewater Rates and Charges, by enacting Section 13.02.13 titled "Utility Pass-through Fees" and move to include on the May 27, 2025, agenda for a second reading.

ATTACHMENTS:

1. Ordinance No. 2025-50
2. Exhibit A: Section 13.02.13 titled "Utility Pass-through Fees"

ORDINANCE NO. 2025-50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES, CHAPTER 13 - UTILITIES, ARTICLE 13.02 - WATER AND WASTEWATER RATES AND CHARGES, BY ENACTING SECTION 13.02.13 TITLED “UTILITY PASS-THROUGH FEES”; AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, CODIFICATION, EFFECTIVE DATE, PROPER NOTICE, AND MEETING.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City Council of the City of Bastrop has general authority to amend an ordinance that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City of Bastrop is a home-rule municipality established and operating by the laws of the State of Texas and in the interest of the public health and safety, including maintaining and providing essential utility services; and

WHEREAS, pursuant to Texas Local Government Code Chapter 552, the City of Bastrop, being a home-rule municipality, may buy, own, construct, maintain, and operate various public utilities and may require and receive compensation for services furnished; and

WHEREAS, the City Council of the City of Bastrop finds that it has elected nine focus areas to accomplish its mission and vision; and

WHEREAS, one of those focus areas is Fiscal Responsibility, better identified as fiduciary responsibility; and

WHEREAS, the City Council recognizes that adopting language in the code of ordinances that will allow for the City of Bastrop to pass through fees associated with Tariffs, Service Charges, and Processing Fees will meet the focus area of Fiscal Responsibility; and

WHEREAS, the City Council of the City of Bastrop finds this ordinance necessary to maintain a balanced budget for the City of Bastrop;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. Findings of Fact. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

- Section 2. Amendment To The Bastrop Code of Ordinances, Chapter 13.** Chapter 13 – Utilities is hereby amended and shall read in accordance with Exhibit “A,” which is attached hereto and incorporated into this Ordinance for all intents and purposes.
- Section 3. Severability.** If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.
- Section 4. Codification.** The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.
- Section 5. Repeal.** This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.
- Section 6. Effective Date.** This Ordinance shall take effect 90 days after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.
- Section 7. Proper Notice and Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signature page to follow]

READ & ACKNOWLEDGED on First Reading on this the 13th day of May 2025.

READ & ADOPTED on Second Reading on this the 27th day of March 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



Sec. 13.02.013 Utility Pass-through Fees.

- (a) The City of Bastrop retains the right to pass through any costs applied to the City that are a result of market-driven expenses. These costs included, but are not limited to:
- (1) Tariffs;
 - (2) Processing Fees;
 - (3) or Service Charges.
- (b) The City of Bastrop shall be required to provide documentation to substantiate any additional fees that are to be collected in accordance with this Section.



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Consider and act on the first reading of Ordinance No. 2025-51, establishing 15.8410 acres located at 1500 Farm Street, Bastrop, Texas, as designated parkland and move to include on the May 27, 2025, agenda for a second reading.

AGENDA ITEM SUBMITTED BY:

Terry Moore, Parks and Recreation Director

BACKGROUND/HISTORY:

In August 2024, the City Council approved the acquisition of approximately 15.8410 acres of land located at 1500 Farm Street. The property lies within a designated flood zone and floodway. The primary objective of the purchase was to preserve the area as open space, ensuring that no buildings or structures are constructed that could impede the natural flow of water. Utilizing the land as parkland supports this goal and contributes to effective floodplain management.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve Ordinance No. 2025-51 that authorizes the City Manager to execute all necessary documents to establish the 15.8410 acres located at 1500 Farm Street with an official parkland designation.

ATTACHMENTS:

1. Ordinance No. 2025-51
2. Farm Street Property ID

ORDINANCE NO. 2025-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, ESTABLISHING 15.8410 ACRES LOCATED AT 1500 FARM STREET, BASTROP, TX, (LEGAL DESCRIPTION OF FARM LOT 37 & 38 E M ST, ACRES 15.8410) AS DESIGNATED PARKLAND; AS ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop approved the purchase of said property in Executive Session on August 13, 2024; and

WHEREAS, the Warranty Deed was recorded September 4, 2024 with Bastrop County; and

WHEREAS, the property is located in the flood zone and floodway; and

WHEREAS, the City of Bastrop recognized the value of green space used as parkland.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Manager is hereby authorized to execute all necessary documents, designating said property as parkland.

Section 3. All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. Should any portion or part of this Ordinance be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Section 5. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 6. This Ordinance shall take effect immediately from and after its passage, and it is duly resolved.

Section 7. It is hereby officially found and determined that the meeting at which this Ordinance was passed was conducted in compliance with the Open Meetings Act, Texas Government Code, Chapter 551, as may have been modified by any applicable emergency orders.

READ and APPROVED on First Reading on the 13th day of May 2025.

READ and ADOPTED on Second Reading on the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem


ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.





Property ID: 32387 For Year

📅 2025 ▼

Property Details

Account

Property ID:	32387	Geographic ID: R32387
Type:	R	Zoning:
Property Use:		

Location

Situs Address:	1500 FARM ST BASTROP, TX 78602	
Map ID:	02	Mapsco:
Legal Description:	FARM LOT 37 & 38 E M ST, ACRES 15.8410	
Abstract/Subdivision:	S5960	
Neighborhood:	(NBHD0203) BASTROP CITY 003	

Owner

Owner ID:	821514	
Name:	THE CITY OF BASTROP TEXAS	
Agent:		
Mailing Address:	1311 CHESTNUT ST BASTROP, TX 78602	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	



STAFF REPORT

MEETING DATE: May 13, 2025

TITLE:

Conduct a public hearing, consider and act on the first reading of Ordinance No. 2025-48, amending 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; and move to include on the May 27, 2025, Consent Agenda for the second reading.

AGENDA ITEM SUBMITTED BY:

James E. Cowey, Director of Development Services

BACKGROUND/HISTORY:

The City of Bastrop has engaged Halff and Associates to update Chapters 2 and 5 of the 2016 Comprehensive Plan.

The current Comprehensive Plan was adopted in 2016, and since then, the City adopted a Form-Based Code in 2019, known as the B3 Code. Additionally, there has been substantive changes to the growth patterns to the west due to the influence of entities such as The Boring Company and Space X. Furthermore, as the City of Bastrop continues to enhance its utility operations with increased water and wastewater capacity, this only adds to the attractiveness of this area for development. Therefore, the Staff has coordinated with Halff and Associates to make critical updates to Chapters 2 & 5, which will be key chapters that guide the growth occurring in Bastrop.

PUBLIC OUTREACH TIMELINE:

- On November 21, 2024, a was meeting held with Stakeholders to discuss different points of views for Future development.
- On January 16, 2025, there was a Joint Workshop with the City Council and Planning and Zoning from 6:00 p.m. to 8:00 p.m. to discuss the proposed maps.
- On January 20, 2025, at the Martin Luther King Day Celebration, city staff passed out flyers and spoke about the upcoming open houses for the Comp Plan with the public in attendance.
- On January 23, 2025, there was an Open House at Casa Chapala from 6:00 p.m. to 8:00 p.m. to engage with the public on the proposed changes to the maps.
- On January 25, 2025, Staff set up a table at the Bastrop County Empty Bowl Project to engage with public about the proposed changes to the maps.
- On January 29, 2025, there was an Open House at the Public Library from 6:00 p.m. to 8:00 p.m. to engage with the public on the proposed maps.

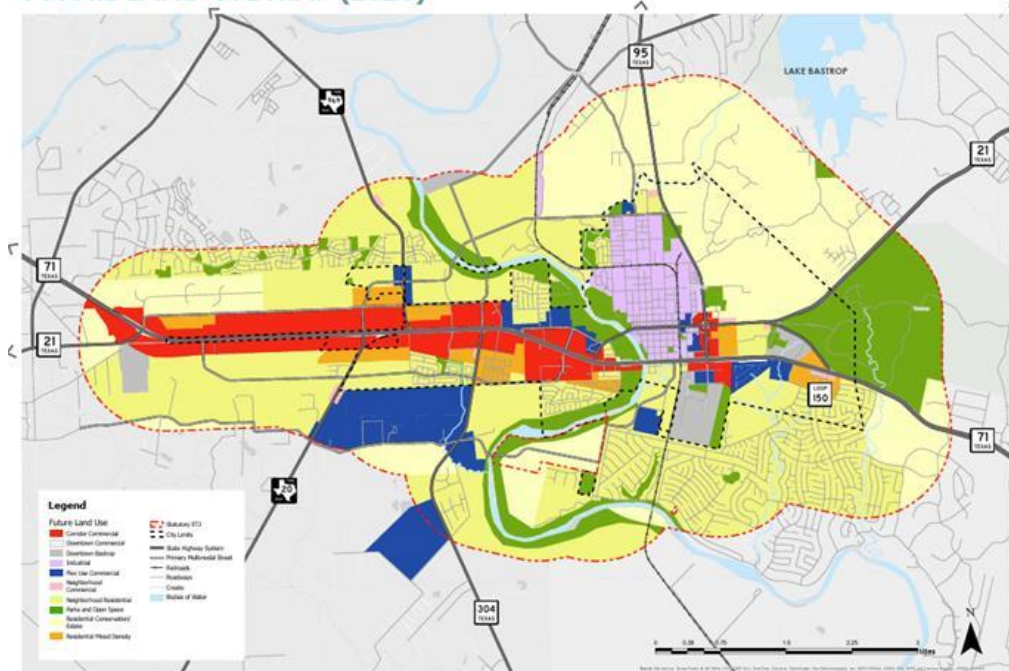
- On February 1, 2025, staff set up a table at Mardi Gras to engage with the public about the proposed changes to the maps.
- On April 24, 2025, there was an Open House from 4:00 p.m. to 6:00 p.m. to engage with the public on the proposed changes to the maps.

FUTURE LAND USE MAP TIMELINE FROM PUBLIC MEETINGS WITH CITY COUNCIL AND PLANNING AND ZONING COMMISSION:

- There was a Joint Workshop Meeting with the City Council and Planning and Zoning Commission on April 24, 2025 to review the version of the Future Land Use map below:

FUTURE LAND USE MAP (2025)

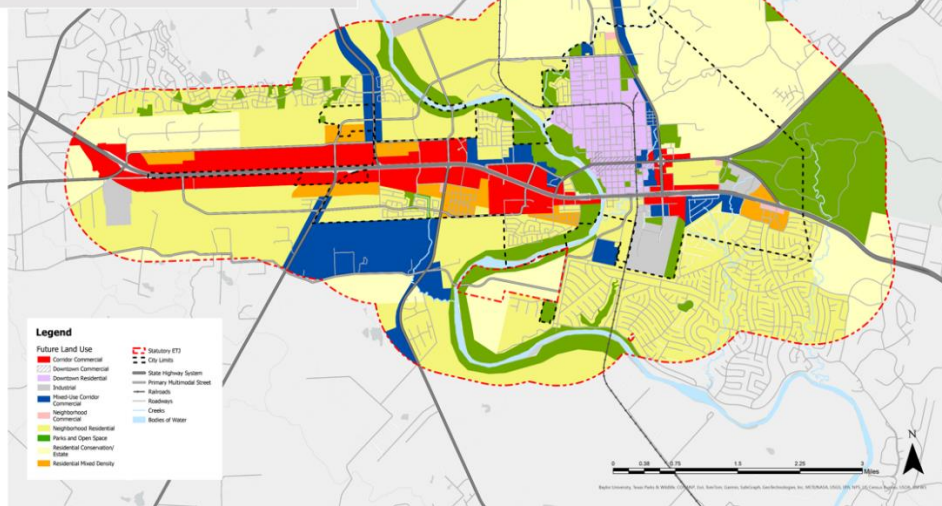
MAP 5-C:



- At this meeting, the following recommendations were made from the City Council and Planning and Zoning Commission to Staff:
 - Change the location known as “Gateway” to “Neighborhood Residential” and make the portion of the tract along SH 71 E as “Corridor Commercial”
 - Add “Mixed-Use Corridor Commercial” along SH 95
- There was a Planning and Zoning Commission packet published on April 28, 2025 at 3:00 p.m., at the time of publication, Staff had not yet received the revised map from Halff and Associates; therefore, the previous version of the map (shown above) was published with the packet.
- Staff received the updated/revised map from Halff and Associates on April 30, 2025, and this version of the map was included in the PowerPoint presentation at the May 1, 2025, Planning and Zoning Commission meeting.
- The Planning and Zoning Commission met on May 1, 2025, to review the version of the Future Land Use Map below, and to make a formal recommendation to City Council for the proposed amendments to Chapters 2 and 5:

FUTURE LAND USE MAP

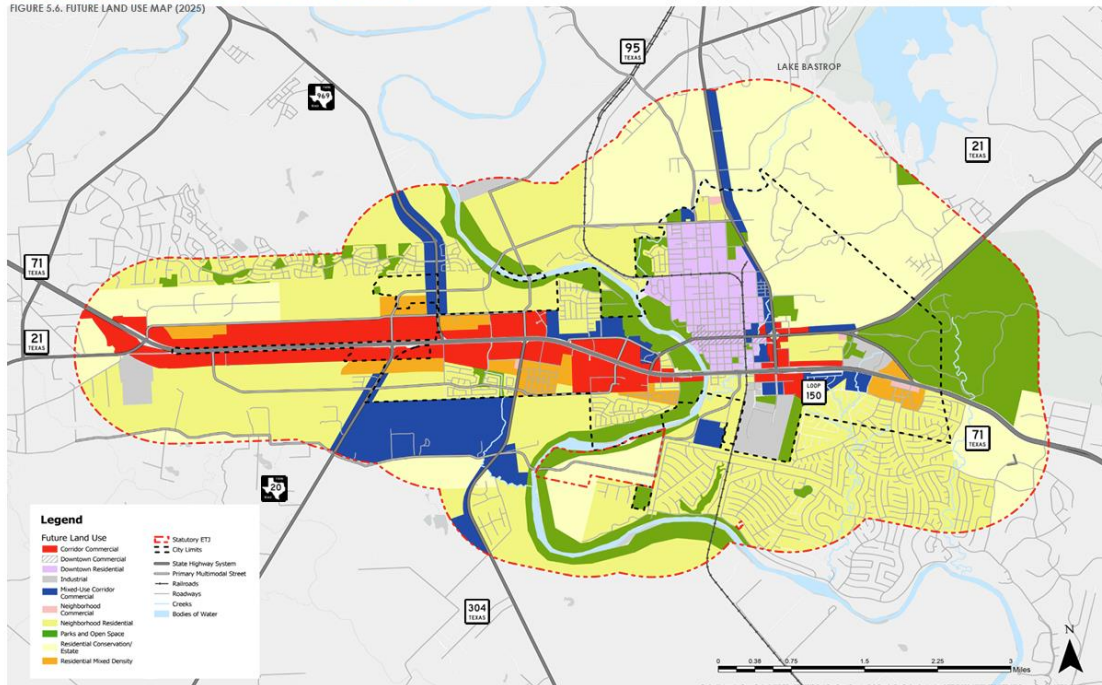
revised 01.01.25



- At this meeting, the following recommendations were made by the Planning and Zoning Commission to Staff:
 - Jimmy Crouch made an amendment to the motion to add either “Corridor Commercial” or “Mixed-use Corridor Commercial” along the north side of Highway 21/Loop150.
- Staff received the updated/revised map that reflected the changes from the Planning and Zoning Commission meeting on May 5, 2025 at 5:15 p.m. from Half and Associates (shown below).

FUTURE LAND USE MAP (2025)

FIGURE 5.6. FUTURE LAND USE MAP (2025)



- Staff subsequently noted that, after receiving this version of the map, the following corrections needed to be made to the map:
 - Notate Delgado Park as “Parks and Open Space”
 - Notate 1300 Farm Street (proposed Par 3 Golf Course) as “Parks and Open Space”
 - Add Young Subdivision back into “Downtown Residential”
 - Add the Ironwood Development back onto the map as “Mixed-Use Corridor Commercial”
 - Notate the parcel at Lovers Lane and Margies Way as “Neighborhood Residential”
- The final version of the map has been included in the Bastrop Comprehensive Plan Updates attachments in the packet.

FISCAL IMPACT:

None

RECOMMENDATION:

Take action on the first reading of Ordinance No. 2025-48, amending 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; and move to include on the May 27, 2025, Consent Agenda for the second reading.

ATTACHMENTS:

- Ordinance No. 2025-48
- Bastrop Comprehensive Plan Updates

ORDINANCE NO. 2025-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE 2036 COMPREHENSIVE PLAN BY AMENDING CHAPTER 2 COMMUNITY GROWTH AND CHAPTER 5 LAND USE AND COMMUNITY IMAGE, AS ATTACHED IN EXHIBIT A; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (the “City”) is a home rule municipality located in Bastrop County, Texas acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the Texas Local Government Code Chapter 213 Municipal Comprehensive Plans states that a comprehensive plan may be adopted or amended by ordinance following a hearing at which the public is given the opportunity to give testimony and present written evidence and review by the municipality’s planning commission or department, if one exists; and

WHEREAS, the City has hosted four stakeholder sessions on November 21, 2024 and open house public engagement events on January 23, 2025, January 29, 2023, and April 24, 2025; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 1, 2025, and unanimously recommended approval of the amendment to the Comprehensive Plan Chapter 2 Community Growth and Chapter 5 Land Use and Community Image; and

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Bastrop held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of Bastrop hereby amends the Chapter 2 Community Growth and Chapter 5 Land Use and Community Image as attached and incorporated herein as Exhibit A.

- Section 3.** Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.
- Section 4.** Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.
- Section 5.** Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.
- Section 6.** Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signature Page to follow]

READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 13th day of May 2025.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



BASTROP COMPREHENSIVE PLAN



UPDATE MAY 2025



ACKNOWLEDGMENTS

The Bastrop Comprehensive Plan (2016) Update was developed by the City of Bastrop with the technical assistance of Halff Associates. Planning for the future is a complex and thoughtful process, one that requires balancing diverse needs, anticipating change and making the best decision possible with the information at hand. We are deeply grateful to the many residents, business owners, community leaders and others who shared their insights, experiences and hopes for Bastrop. Their involvement played a vital role in shaping this plan and guiding the city toward a successful and inclusive future. The following individuals are especially recognized for their significant contributions to the preparation of the Bastrop Comprehensive Plan (2016) Update.

CITY COUNCIL

John Kirkland, Mayor Pro-Tem, Place 5
Cheryl Lee, Place 1
Cynthia Meyer, Place 2
Kevin Plunkett, Place 3
Kerry Fossler, Place 4

PLANNING AND ZONING COMMISSION

Christopher Toth, Place 1
Jimmy Crouch, Place 2
Keith Ahlborn, Place 3
Gary Moss, Place 4
Jeffrey Estes, Place 5
Patrice Parsons, Place 6
Jordan Scott, Place 8
David Barrow, Place 9
Nancy Rabensburg, Place 10

CITY STAFF AND TECHNICAL WORKING GROUP

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Alondra Macias, Planner I
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John Eddleton, Streets and Drainage Director
Curtis Hancock, Water and Wastewater

Director

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Chris Stone, Fire Chief
Tiger Davis, Engineering Director
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Maddie Skidmore
Jordan Maddox, AICP

BASTROP COMPREHENSIVE PLAN UPDATE 2025

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INTRODUCTION UPDATE CONTEXT

INTRODUCTION

This report serves as an update to the City of Bastrop's Comprehensive Plan (2016), focusing on two key chapters: **Community Growth** and **Land Use and Community Image**. These chapters play a critical role in shaping the future of the City of Bastrop, as they address how the area will develop and how it will manage the essential services and infrastructure needed to support this growth. The Plan Update reflects changes in demographic trends, regulatory changes, and community vision, ensuring that the Plan aligns with both current conditions and future community aspirations.

BACKGROUND

The City of Bastrop adopted its current in 2016. Since then, the City has experienced various and significant changes, both in terms of regulatory frameworks and physical development, prompting the need to update the Community Growth and Land Use components of Bastrop's Comprehensive Plan (2016).

At the time of adoption, Bastrop used a traditional, or Euclidean-style zoning code. This use-based zoning model separated land uses into distinct categories, (i.e., residential, commercial and industrial) and focused on what type of activity could occur on a property. In 2019, Bastrop replaced this type of zoning with the Bastrop Building Block (B3 Code), a fully form-based code built around a gridded street system.

Form-based codes emphasize the physical form and design of building and public spaces rather than specific land uses.

This approach is particularly well-suited to preserving the historic and spatial character of a place. While the B3 Code incorporates many of these principles, its broad application has resulted in overly generalized land use outcomes, creating a disconnect between the community's expectations and actual development patterns.

These issues highlight the need to revisit the 2016 goals and land use guidance of the Future Land Use Map (FLUM), and consider a shift toward a more hybrid approach - one that combines the flexibility of form-based codes with the clarity and specificity of traditional zoning. Such an approach would better support development that is aligned with Bastrop's identity and vision.

This Plan Update is not a reconsideration of the City's use of form-based planning, but an effort to refine and align the plan's land use and community growth goals so that future modifications to the B3 Code can be guided by a clearer vision. By doing so, Bastrop can provide regulatory tools that reinforce the values, character, and identity that residents have voiced, while also accommodating sustainable growth.

ENGAGEMENT AND PUBLIC OUTREACH

The following outreach tools were used to disseminate information regarding the planning process and engagement opportunities to the general public.

OUTREACH TOOLS

- *Web Page: The City maintained a web page with draft documents, maps, schedules, meeting details, contact information, and ways to stay involved.*



- *Social Media:* Updates on open houses, public hearings, and key messages were shared on the City's social media accounts.
- *Print/Electronic Notifications:* Stakeholders and interested parties received meeting updates and project information via email and mailers.
- *Informational Displays:* Public notices, surveys, and meeting details were posted to direct people to the project web page.

ENGAGEMENT TOOLS

The following engagement tools were used to gather input throughout the planning process. Since many of these activities occurred multiple times and overlapped, they are not listed in chronological order.

- *Technical Committee (TC):* City staff and departmental heads provided guidance, feedback, and assisted with outreach to community groups. Members had specialized knowledge of key topics.
- *Community Survey:* A community-wide online survey was conducted to gather public input on various aspects of the Plan Update.
- *Open House (3):* Public meetings were held to share information and collect feedback from community members.
- *Stakeholder Listening Sessions (3):* Three in-person stakeholder sessions were conducted with targeted discussions on a variety of topics.
- *Planning and Zoning Meetings (2):* The Commission provided input through workshops, focusing on land use, issue identification, public input review, and a final draft plan presentation.
- *City Council Meetings (3):* A workshop and joint session with the Planning and Zoning Commission helped define the City Council's goals and priorities for the Plan Update.

TIMELINE



COMMUNITY TOUCH-POINT SURVEYS

As part of the update to the City of Bastrop's Comprehensive Plan (2016), a series of four short surveys were conducted over a two-month period to gather community input. These surveys focused on key topics within **Chapter 2: Community Growth** and **Chapter 5: Land Use and Community Image** of the Plan Update. A total of 311 responses were received, providing valuable insights to inform the Plan Update. The full survey results can be found in the Appendix.

WEEK ONE: COMMUNITY GOALS & PRIORITIES

The first survey asked residents to review and provide feedback on the goals outlined in Bastrop's Comprehensive Plan (2016). Respondents were asked to indicate their level of agreement with each goal to assess their continued relevance.

The survey results reaffirm the importance of the goals established in Bastrop's Comprehensive Plan (2016), particularly the community's strong emphasis on water and wastewater infrastructure. Ensuring long-term water system capacity and quality, along

with wastewater system improvements, continues to be a top priority, reflecting the City's commitment to maintaining essential services as growth occurs. Likewise, the focus on flood mitigation and water conservation remains critical, reinforcing the need for sustainable resource management and resilience planning.

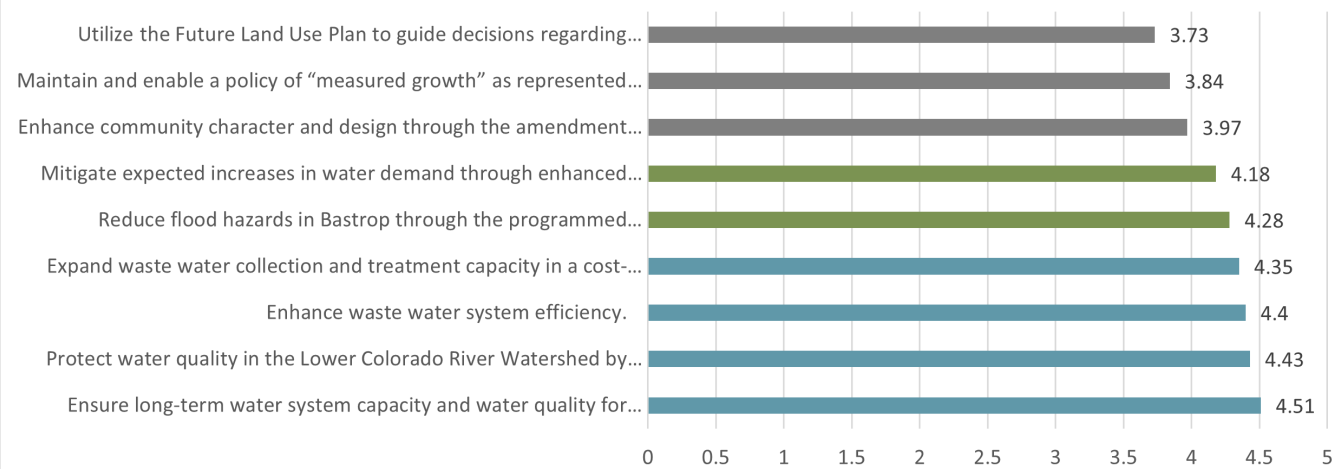
While measured growth, land use planning, and community character remain important considerations, the data underscores that residents continue to prioritize foundational infrastructure improvements, ensuring that Bastrop's development is supported by a reliable and sustainable framework.



WEEK TWO: FUTURE LAND USE & CHARACTER AREAS

The second survey focused on growth and development patterns, asking participants to review the City's FLUM (page 5-6) and determine whether the designated Character Areas align with current needs or should be adjusted.

Reaffirming Goals of 2016



Survey responses highlight a strong desire for additional Parks and Open Spaces, with 69% of participants emphasizing their importance.

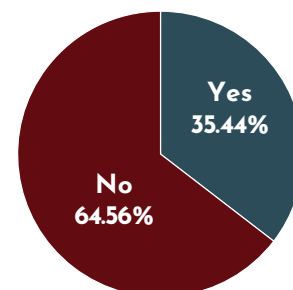
Rural Residential areas received broad approval, with 66% agreeing on their current locations. Neighborhood Residential areas also saw moderate support, but some respondents stressed the need for better services rather than new subdivisions. Opinions on Transitional Residential were split with some favoring more diverse housing, others concerned about density.

Neighborhood Commercial development was seen as concentrated along Highway 71, prompting suggestions for better distribution. General Commercial areas were also cited as contributing to traffic congestion, with calls for dispersal. Professional Services and Downtown Bastrop received strong support, though some advocated for Downtown expansion and increased protections. Public and Institutional uses were largely deemed appropriate, while Industrial areas drew mixed responses, with concerns about proximity to residential zones and natural features. Overall, the feedback underscores a community preference for balanced growth, infrastructure investment, and careful land-use planning to enhance quality of life.

WEEK THREE: GROWTH & DEVELOPMENT TRENDS

Building on prior input, the third survey explored where development is occurring and how well it aligns with Bastrop's Growth Concept Map from the Bastrop's Comprehensive Plan (2016). Residents provided feedback on geographic patterns of development and potential areas for improvement.

DO YOU FEEL THE CITY DOES AN ADEQUATE JOB AT BALANCING ECONOMIC, SOCIAL, AND ENVIRONMENTAL FACTORS WHEN DEVELOPING CITY PROJECTS?



Respondents expressed concerns about congestion and felt growth should be planned along highways other than Highway 71. There was also a belief that commercial development is more appropriate along Highway 71 rather than residential. Many suggested the need to spread people out more and noted that the west side of town, away from the Lost Pines area on the east side, is more desirable for growth.

The theme of inadequate city services and infrastructure is consistently highlighted throughout the responses. Many respondents expressed concerns that services such as roads, utilities, schools, and other amenities have not kept up with the city's rapid growth. The city is lacking sufficient essential services and facilities to support its expanding population, with key areas such as transportation infrastructure (roads), grocery stores, hospitals, schools, and parks identified as needing attention.

"We need more parks and open spaces for our youth and growing community."

WEEK FOUR: NATURAL HAZARDS & CITY PREPAREDNESS

The fourth survey provided valuable insights into the natural hazards that pose the greatest risks to Bastrop and how the City can better prepare for and mitigate these challenges. Respondents ranked wildfires as the greatest concern, followed by drought, flooding, severe storms, and winter storms. Wildfires were identified by the community as the most concerning issue. Past severe weather events, including flooding, power losses, and damage from drought or windstorms, highlight the immediate impacts felt by the community. To reduce the effects of extreme heat, residents overwhelmingly supported creating more green spaces (75.56%) and planting more shade trees (73.33%).

Many also called for enhanced communication during severe weather events, with suggestions for better outreach to those not using platforms like Facebook. Furthermore, survey respondents also highlighted environmental considerations, such as maintaining existing trees, protecting water sources, and reducing pollution, as key priorities for future planning.

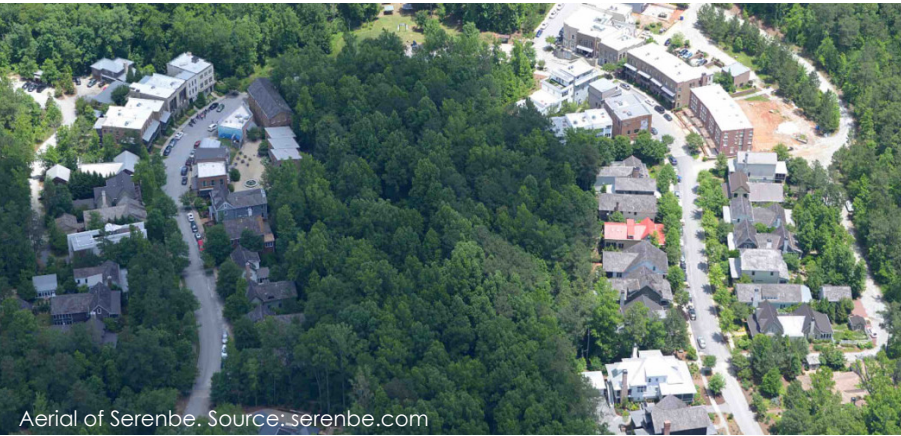
STAKEHOLDER LISTENING SESSIONS

On Thursday, November 21, 2024, a series of stakeholder listening sessions were held at Bastrop City Hall. Four sessions focused on Arts and Heritage, Natural Resources and the Environment, Land Development, and Youth Leaders and Engagement. A complete summary of the listening sessions is in the Appendix.

ARTS AND HERITAGE

Many residents stated that they are drawn to Bastrop for its rich history, architecture, and community heritage. They supported integrating historic and artistic elements into new developments and educating newcomers about these cultural assets. Participants also emphasized the need to preserve a more inclusive heritage, including Hispanic and African American histories, and to document the experiences of the aging population. Participants expressed interest in developing an amphitheater or stage at Fisherman's Park, trail connections to downtown and other cultural sites, and the incorporation of storytelling and native landscaping throughout new development to maintain Bastrop's identity.





Aerial of Serenbe. Source: serenbe.com

A Bastrop stakeholder recommended Serenbe as an example of inspiration for Bastrop. Serenbe is a sustainable, mixed-use community located in Fulton County, Georgia, about 30 miles southwest of Atlanta. It is known for its commitment to environmental stewardship, walkability, and a strong sense of community.

NATURAL RESOURCES AND THE ENVIRONMENT

Participants emphasized the need for stronger environmental policies in Bastrop to balance development with conservation. Key themes included preserving and enhancing access to natural resources like the Colorado River and Bastrop State Park, encouraging developers to integrate more natural spaces, and addressing environmental challenges such as habitat loss, dark skies, and flooding. Stakeholders supported strengthening the tree ordinance, incentivizing the preservation of vegetated areas, and enforcing policies such as a dark skies ordinance and low-impact development standards.

LAND DEVELOPMENT

This group highlighted the importance of aligning the FLUM and Bastrop's Comprehensive Plan (2016) with other plans, such as the Thoroughfare Plan, to guide Bastrop's growth effectively. Participants emphasized the need for regular plan updates and raised concerns about environmental impacts, particularly pollution (i.e., stormwater runoff, erosion, etc.) and flooding along the Colorado River. There was interest in revisiting development restrictions in the Houston Toad Habitat area to balance

growth. Stakeholders had mixed feedback on the B3 Code. Transportation challenges, particularly congestion along Highway 71, led to discussions about the need for connector roads and a potential loop road to enhance mobility as Bastrop expands.

YOUTH LEADERS

Stakeholders emphasized the need for Bastrop to evolve into a "complete community" where residents can access essential amenities, such as medical services, entertainment, and grocery stores, without traveling to larger cities. Connectivity was a major concern, with participants expressing frustration over time spent driving across town and advocating for more pedestrian-friendly pathways. Sustainable development was another key theme, with a focus on community-scale water conservation, preserving wildlife corridors, and integrating green spaces into neighborhoods. Stakeholders highlighted existing local communities, such as Riverside Grove and Hunters Crossing, as positive examples and pointed to the Serenbe neighborhood in Georgia as a model for diverse housing and open space integration.

PUBLIC OPEN HOUSES

Three (3) public open houses were held throughout the Plan Update process for the community to discuss the vision for future growth and development in Bastrop. The first two meetings were held as part of the Plan Update and the final was held to communicate the revision to the FLUM and goals for **Chapter 2: Community Growth** and **Chapter 5: Land Use and Community Image**.

Public open houses were held according to the following schedule:

- **January 23, 2025.** *Plan Update overview and identification of key issues of interest or concern.*
- **January 29, 2025.** *Plan Update overview and identification of key issues of interest or concern.*
- **April 24, 2025.** *Presentation of Plan Update recommendations.*

KEY THEMES FROM THE OPEN HOUSES

Preservation of Natural and Historic Character. Residents emphasized the importance of preserving trees, shade, and native landscaping to maintain the natural environment. There was also a strong desire to protect the city's historic character, with a focus on using high-quality building materials and implementing development guidelines, such as overlay districts, to preserve the look and feel of Bastrop.

Development and Growth. The community expressed support for low-density development in Old Town, advocating for zoning measures to maintain single-family areas and control building scale. There was also a desire for infill development with a preference for development along Main and Pecan Streets and careful consideration for areas south of Blakey Lane and Highway 71.

Walkability and Public Spaces. Improving walkability, bike lanes, and traffic calming measures were key priorities. Residents also called for the expansion of public spaces and recreational facilities, with a particular focus on making these amenities more accessible to all community members.

Water Conservation. Water conservation was a significant concern, with strong support for rainwater capture and incentives for sustainable landscaping. Flood mitigation strategies, such as better stormwater management and proactive flood prevention, were highlighted, along with the need to protect water quality in the Lower Colorado River Watershed.

Natural Hazards and Community Resilience. The community expressed concerns about natural hazards, particularly heat and flooding. There was a call for more green space, public shade, and rainwater capture systems to help mitigate these issues, ensuring the city remains resilient in the face of environmental challenges.

YOU'RE INVITED TO A

PUBLIC OPEN HOUSE

for
Bastrop's Comprehensive Plan Update

All members of the community are invited to attend a public open house to provide feedback regarding the City of Bastrop Comprehensive Plan Update. You'll have the opportunity to visit with staff and discuss the future of growth and land use in Bastrop.

For more information about the Comprehensive Plan, visit the city website by scanning the QR code below.

www.cityofbastrop.org/page/plan-long-range

TWO OPPORTUNITIES TO PROVIDE YOUR INPUT:

Thursday, January 23, 2025
6-8 pm
Casa Chapala
1800 Walnut Street

OR

Wednesday, January 29, 2025
6-8 pm
Bastrop Public Library
1100 Church Street

Maintain & increase green space	Maintain the downtown look	Area and community enhancements to help with neighborhood appeal	Protect the Pines to the east of 95
Blend mix of housing sizes	Bird-safe/ Deck-sky compliant lighting	Keep with the flavor of the community	Larger Pines ones that are geared towards ingenuity + trades
Double Decker garage parking behind build out	sidewalks / bike lanes	Keep the Historic district, Historic	
2) Parking by Street/lot	Rear lot parking No garages		
3) Parking across the lot	Pine trees in parks in proper area	Keep less density as they have in "old town" + About minimum lot sizes 1/23	Have grouped areas Industrial Business Entertainment
the people community support			
HISTORIC LOOK AND FEEL	All kinds of people living next door to each other	Keeping downtown Authentic	
OLD COMMUNITY FEEL		Birds + wildlife x2	

Ideas and concerns shared by participants at open house meeting.



Natural Hazards Station discussion at the open house meeting.



Mapping activity at the open house meeting.

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CHAPTER 2. COMMUNITY GROWTH





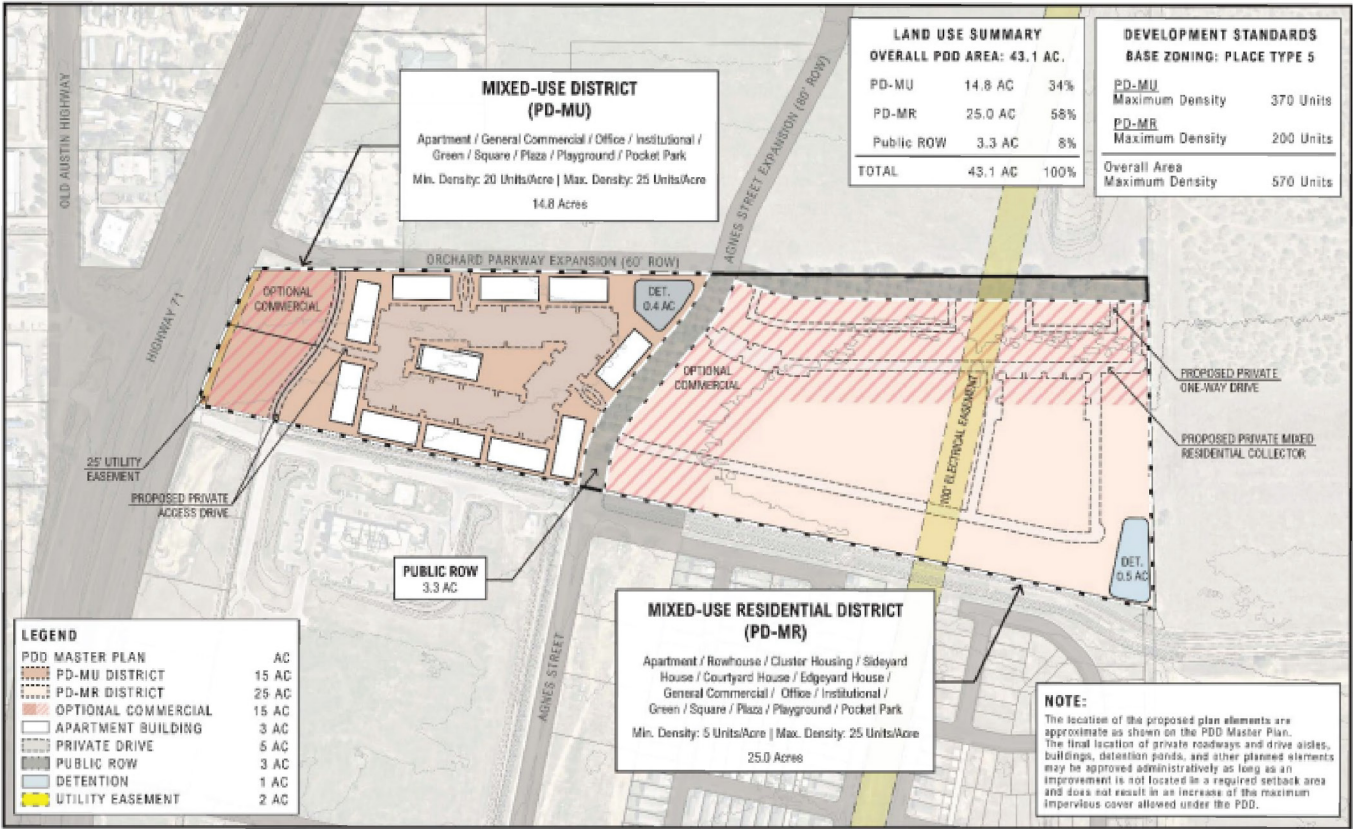
CHAPTER TWO COMMUNITY GROWTH

Bastrop continues to experience dynamic growth influenced by its proximity to Austin, relative affordability, proximity to the Colorado River, and small-town charm. These forces have accelerated housing and economic development since 2016 and reinforced the need to update growth goals and strategies.

The update of **Chapter 2: Community Growth** highlights how Bastrop has evolved since 2016 and presents a more targeted and sustainable approach to managing future development.

It includes revised population and housing projections, evaluates current growth trends, and identifies opportunities to refine the City's development code. The chapter also reflects input from public engagement, City staff, and local leaders to ensure the goals align with today's priorities and emerging needs.

A summary list of all Community Growth goals and objectives can be found at the end of this chapter (page 2-19).



A recently approved Planned District Development, Nixon PDD, which includes commercial and residential mixed-used opportunities.

HISTORICAL AND CURRENT GROWTH PATTERNS

HISTORICAL POPULATION TRENDS

Population growth in Bastrop and Bastrop County has been inconsistent over the last century. **Figure 2.1** shows that the City experienced a 60.7 percent population increase between 1940 and 1950 through the establishment of Camp Swift. The closure of the camp however, combined with the closure of area coal mines and reductions in lumbering operations caused Bastrop's population to decrease by 5.5 percent in the decade to follow. Bastrop has experienced sustained growth since 1990 as development along the Highway 71 corridor to Austin began to increase. All signs indicate that this growth trend will continue into the next decade.

FIGURE 2.1. HISTORIC POPULATION

YEAR	CITY OF BASTROP	BASTROP COUNTY	AUSTIN-ROUND ROCK MSA	TEXAS
1940	1,976	21,610	-	6,414,824
1950	3,176	19,622	-	7,711,194
1960	3,001	16,925	-	9,579,677
1970	3,172	17,297	398,938	11,196,730
1980	3,789	24,726	585,051	14,229,191
1990	4,044	38,263	846,227	16,986,510
2000	6,308	57,725	1,249,763	20,851,820
2010	7,218	74,171	1,716,289	25,145,561
2020	9,688	97,216	2,283,371	29,145,505

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey & Texas A&M Real Estate Center

GROWTH PATTERNS

Bastrop, once a quiet and small city within the five county Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA), has continued to become "closer" to Austin, as the Austin housing market and the establishment of the Highway 71 toll road have continued to push development to the east.

Economic trends in Austin have contributed to this push east, including the arrival of the Tesla Giga Texas manufacturing plant, located in southeast Austin near the intersection of Toll Road 130 and Highway 71, approximately 24 miles from the heart of Bastrop. Between 2010 and 2020, Bastrop experienced a nearly 37 percent increase in total housing units and a greater than 110 percent increase in median housing value since 2016 when the current plan was adopted.

Bastrop is the nearest residential center to several major technology and manufacturing companies, including Starlink, The Boring Company, and X (formerly known as Twitter), and is expected to experience significant population growth. These sites are located just northwest of the Bastrop ETJ along Farm-to-Market Road (FM) 1209.

Bastrop's extraterritorial jurisdiction (ETJ) refers to the area outside the city's limits but still under the City's planning jurisdiction. As such, it serves as a key tool for managing growth. It allows the City to extend some municipal powers beyond its boundaries to help with planning, land use, and infrastructure.

"A BALANCE OF HOUSING FOR A VARIETY OF FAMILIES, SINGLES AND MORE SENIOR HOUSING."

Community Touch Point Survey Week 2 Respondents [City Residents], when asked about desires for future residential growth in the community

POPULATION GROWTH & FORECASTING

POPULATION GROWTH OVERVIEW

For this Plan Update, nine different population models were used to estimate Bastrop's growth over the next 20 years. These models used a variety of data, some of which were also used in Bastrop's Comprehensive Plan (2016). However, differences in the data can be observed due to the use of new or updated information. Notably, Bastrop's Comprehensive Plan (2016) population projection was based on a 2011 study; no similar study has been conducted recently. In lieu of this, the Plan Update incorporates the most recent projections available, including those from the 2022 Water Master Plan and 2020 Water Conservation Plan.

Between 2016 and 2024, Bastrop's population grew by 70.2 percent, reaching 14,799 — an average annual growth rate of 6.88 percent.

While public data (such as Census data and state water plans) is less frequently updated, private data sources used by the City's economic development teams suggest more rapid growth. This Plan Update prioritizes public data for consistency but acknowledges the value of private estimates where available.

Figure 2.2, Bastrop Population Growth Models illustrates population growth projections ranging from 137% to 208% by 2040, based on a 2010 baseline population of 7,218.

Figure 2.3, Bastrop Population Growth Projection, (page 2-4) illustrates the final population growth projection upon which subsequent city growth and development assumptions are based. Bastrop's population is expected to grow from 8,694 to 19,199 persons from 2016 to 2035.

Additional data inputs which may influence the accuracy of long-term population projections include:

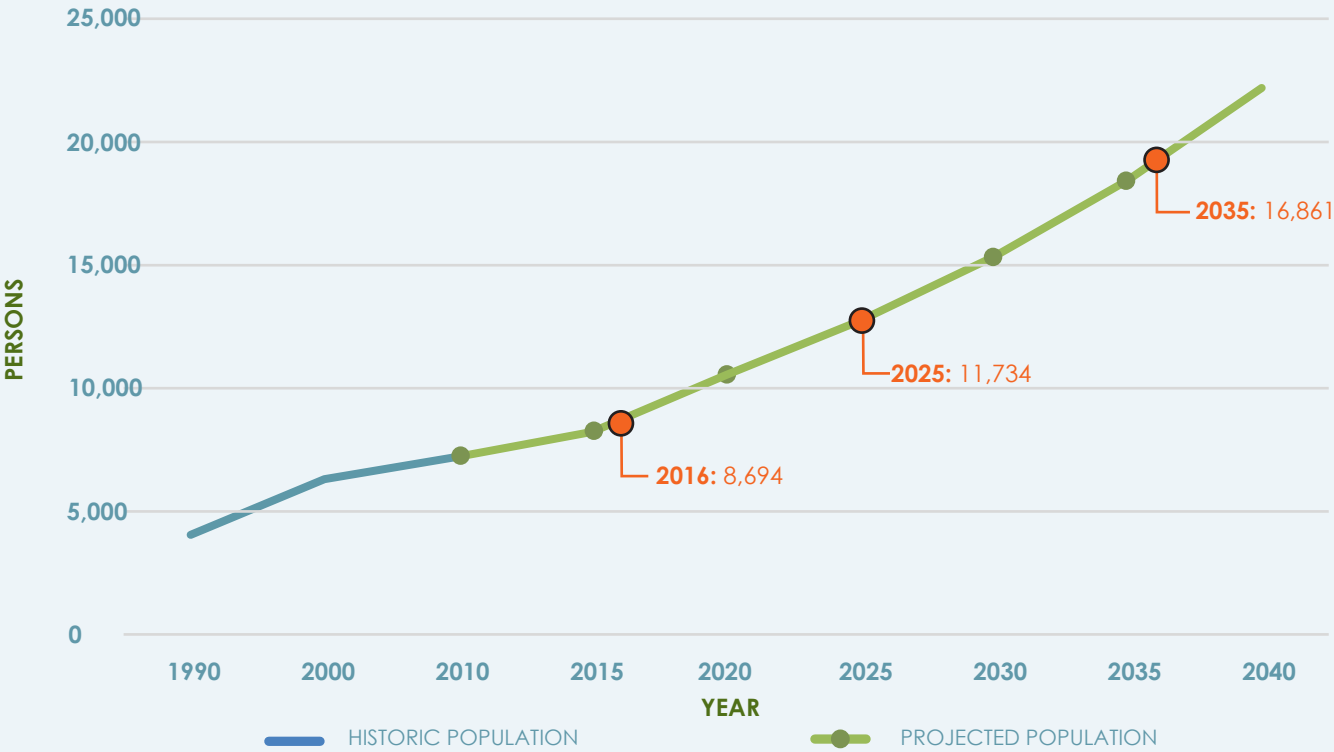
- *Annexation Policy*
- *Residential Building Permits*
- *Preliminary and Final Subdivision Plats*
- *School Enrollments*
- *Sewer System Expansion*
- *Zoning of Vacant Land*
- *Municipal Utility Districts*

FIGURE 2.2. BASTROP POPULATION GROWTH MODELS

YEAR	HISTORIC POPULATION	0.5 COUNTY STEP DOWN	1.0 COUNTY STEP DOWN	TEXAS WATER DEVELOPMENT BOARD	LINEAR REGRESSION	EXPONENTIAL GROWTH	SCHOOL DISTRICT INDICATOR	WATER MASTER PLAN	WATER CONSERVATION PLAN
1970	3,172								
1980	3,789								
1990	4,044								
2000	6,308								
2010	7,218	7,218	7,218	7,218	7,218	7,218	7,218	7,218	7,218
2015		7,669	7,669	8,938	7,669	7,669	7,669	7,669	7,669
2020		9,688	9,688	11,069	9,668	9,668	9,668	9,810	9,653
2025		9,772	10,281	12,889	10,853	11,224	11,834	11,734	11,373
2030		10,156	11,246	15,008	12,158	13,003	14,457	14,964	13,093
2035		10,536	12,287	17,381	12,976	15,065	17,660	16,861	14,813
2040		10,906	13,405	20,129	13,848	17,453	21,572	19,611	16,533
2045		11,243	14,589	23,342	14,815	20,220	26,352	23,132	18,253

Source: U.S. Census Bureau, Texas Water Development Board, Bastrop Independent School District, & City of Bastrop

FIGURE 2.3. BASTROP POPULATION GROWTH PROJECTION



Source: City of Bastrop Water Demand Projections (2014)

ANNEXATION & GROWTH MANAGEMENT

WHAT IS ANNEXATION?

Annexation is the process by which a city extends its municipal services, regulations, and taxing authority to new areas. It helps manage growth without burdening existing neighborhoods. The benefits to annexation include:

- Providing municipal services, such as utilities and police protection, to developed and developing areas.
- Exercising regulatory authority necessary to protect public health, safety, and welfare.
- Ensuring fair tax and maintenance contributions for facilities and utilities.
- Regulating land subdivision and development within the extraterritorial jurisdiction (ETJ).

The ETJ is a contiguous one-mile area extending beyond the city limits. This one-mile area is the City's statutory ETJ which is based on the city's population. Bastrop, however, is unique in that it also holds limited jurisdiction over a voluntary ETJ, a non-contiguous area where residents agreed to be annexed into the city's ETJ jurisdiction.

Bastrop, like other cities of similar size, exercises limited jurisdiction in its ETJ (both statutory and voluntary), but recent legislative changes have reduced annexation powers across Texas.

Senate Bill 2038 (effective Sept. 1, 2023) allows property in a city's ETJ to be released if more than 50% of voters and the majority landowners sign a petition. Released areas are no longer subject to municipal regulations, which could lead to unregulated development and future challenges for cities seeking to manage growth and provide services. This limits Bastrop's ability to rely on annexation as a primary growth strategy. As a result, this Plan assumes future growth will occur largely within the city's boundaries.

Figure 2.4 outlines the differences between statutory and voluntary ETJ boundaries. The Texas Legislature has placed tighter restrictions on annexation, further limiting its use as a growth strategy. During the planning process, there was low community interest in pursuing annexation, so the Plan Update assumes that most future growth will happen within the City's current boundaries.

FIGURE 2.4. STATUTORY VS. VOLUNTARY ETJ

	STATUTORY ETJ	VOLUNTARY ETJ
Application	Automatically applied based on the city's population.	Initiated by property owners who request inclusion.
Purpose	To regulate land use, subdivision, and infrastructure in areas outside city limits.	To extend city regulation and services to adjacent areas.
Coverage	Land within a specified distance from city limits (e.g., 5 miles for cities with populations between 5,000-100,000).	Land that property owners voluntarily agree to include in the city's jurisdiction.
Regulatory	Provides the city with authority over zoning, land use, and subdivisions outside city limits.	Extends the city's regulatory powers to areas that are not automatically included in the statutory ETJ.
Benefits	Typically includes some oversight on development and infrastructure but no direct services.	Allows property owners to receive city services and infrastructure planning.
Planning Objective	To manage growth and ensure that developments are compatible with the city's long-term growth and needs.	To ensure better coordination of development and services in areas that might eventually be annexed.



GROWTH MANAGEMENT

As cities expand, effectively managing this growth is essential to desirable development and efficient use of resources. Several strategies can guide this process, including delineating service areas and growth areas, and employing innovative tools such as development agreements to align the objectives of both the City and developers.

A key distinction in growth management is between service areas and growth areas. Service areas refer to the regions where existing infrastructure and public services are readily available, while growth areas represent locations designated for future expansion and development. Properly defining and managing these areas helps prevent overextension of resources and ensures that new developments are well-served by necessary utilities and infrastructure.

Cities in Texas manage growth through tools like service and growth area designations, development agreements, and financing districts such as MUDs (Municipal Utility Districts), PIDs (Public Improvement Districts), and TIRZs (Tax Increment Reinvestment Zones).

These help fund infrastructure and guide development. Impact fees ensure new growth contributes to utilities and services, while Chapter 380 agreements offer incentives for projects aligned with community goals. In Bastrop, the existing B3 Code does not always enable the variety of housing and development types the community desires. By using these tools, the City can experiment with alternatives and pilot new approaches that support its long-term vision.

By combining these growth management strategies, cities like Bastrop can respond to population growth in a way that is both strategic and sustainable.

“WE NEED TO BE MORE THOUGHTFUL IN OUR GROWTH PLAN AND ITS EFFECTS WITH REGARDS TO TRAFFIC PATTERNS AND PUBLIC SERVICES THAT WILL BE REQUIRED. ”

*Community Touch Point Survey Week 2
Respondents [City Residents]*

(Comments have been lightly edited for grammar and clarity.)

GROWTH SCENARIOS

The growth in Bastrop presents both a tremendous opportunity and a significant challenge. The City must ensure that its mobility network and municipal services can support future development. This Plan Update builds on the foundational ideas established in 2016, re-evaluating how the city has evolved since then, identifying areas with growth potential, and outlining strategies to manage that growth effectively. The purpose of this Plan Update is to reaffirm the city's goals, assess progress made, and align future efforts with community feedback.

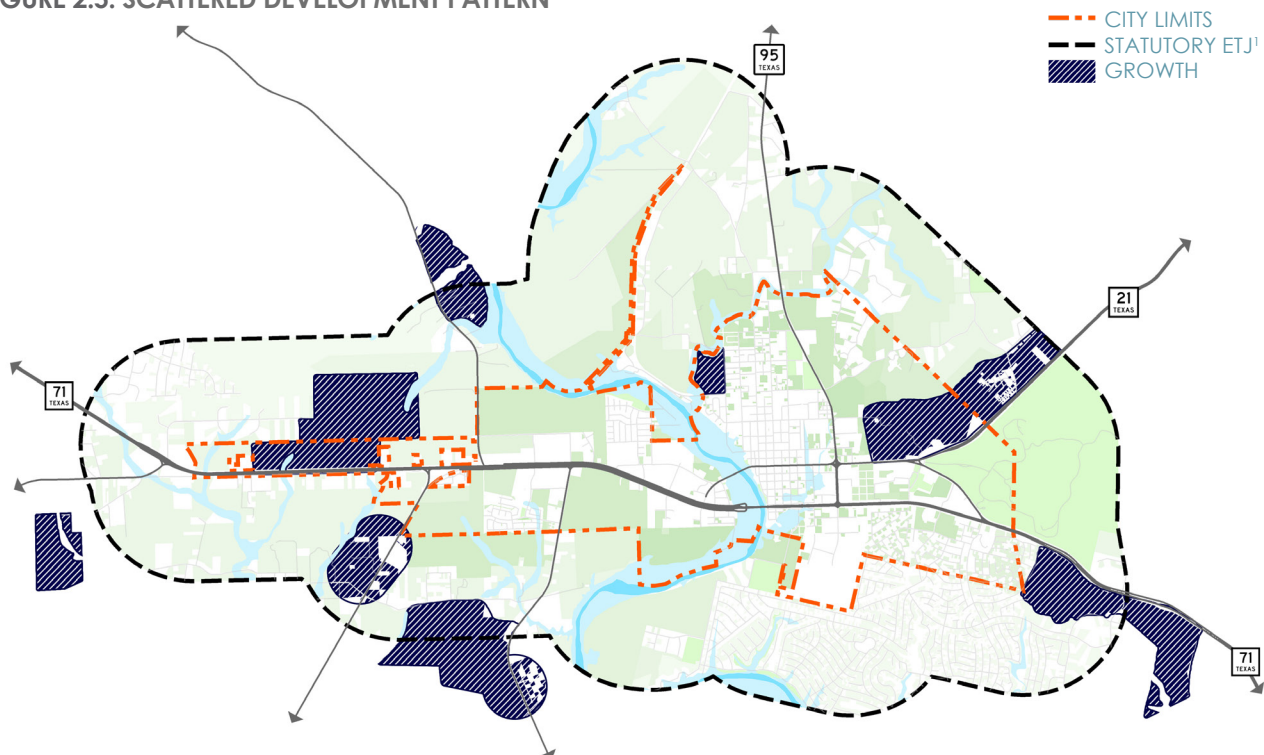
DEVELOPMENT PATTERNS

Several conditions and factors will influence how and where physical growth and development occurs within Bastrop, and surrounding areas. Over time, obvious

patterns of development emerge, along transportation corridors, at crossroads, adjacent to water bodies, etc. Sometimes growth is logical and contiguous, following an already established development pattern. Other times, growth is haphazard and scattered, the result of economic influences, like the availability of inexpensive land or access to a utility line.

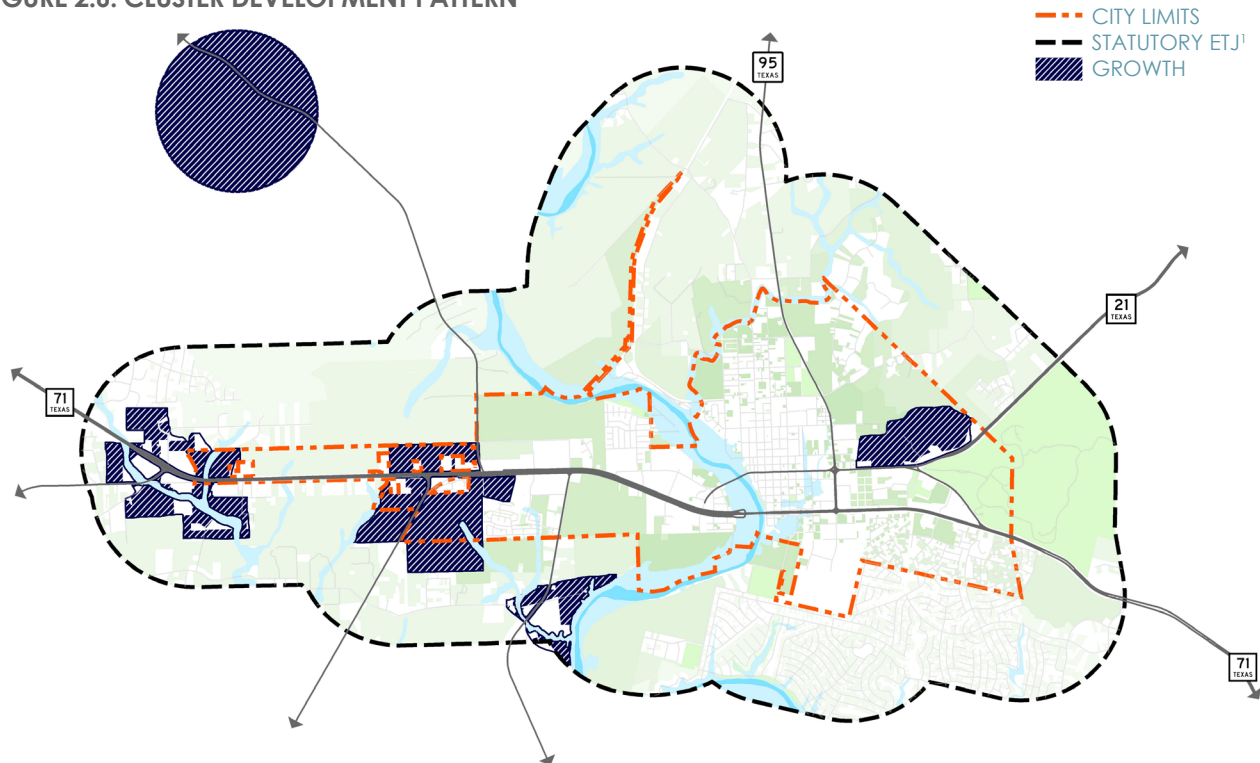
Five scenarios were presented in Bastrop's Comprehensive Plan (2016), presented on pages 2-7 through 2-9, which illustrate patterns of growth that can occur in Bastrop. The city and the community reviewed these to see to which degree any one of these hypothetical growth patterns has or is occurring as a result of private market forces, as well as public policies, investments, and regulation.

FIGURE 2.5. SCATTERED DEVELOPMENT PATTERN



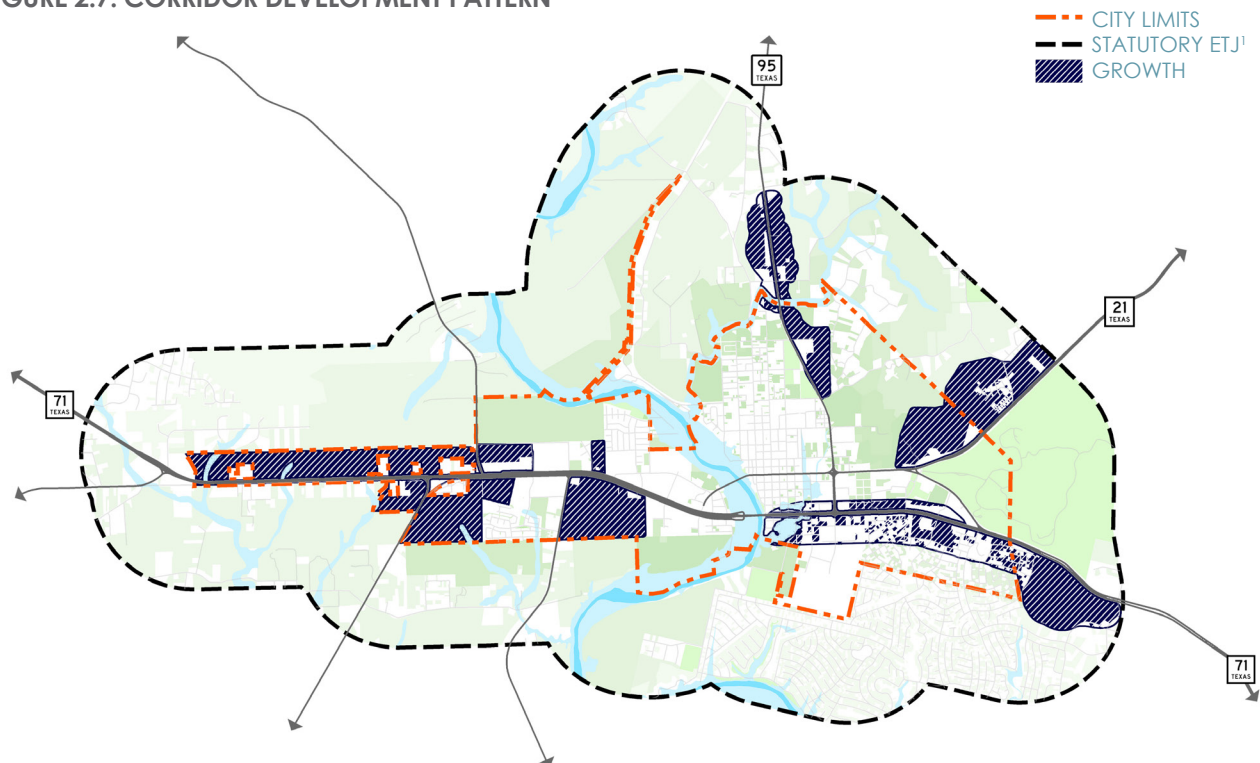
Development is not constrained by land use or development regulations. "Leapfrog" development occurs over empty land to build in remote locations – often through privately financed infrastructure.

FIGURE 2.6. CLUSTER DEVELOPMENT PATTERN



Nodal development at strategic locations, where on-site construction occurs in concentrated areas. Compact on-site building and site design preserves natural features; development nodes may still be occur in a scattered manner.

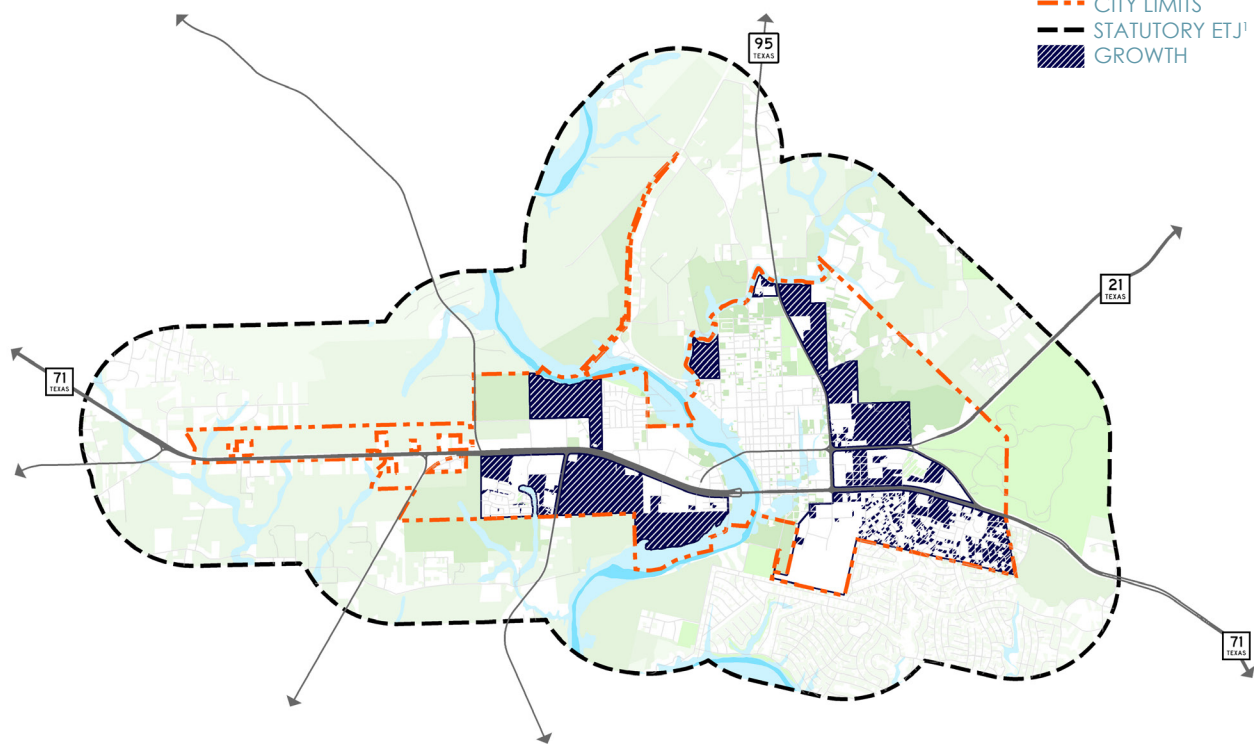
FIGURE 2.7. CORRIDOR DEVELOPMENT PATTERN



Development occurs along major transportation corridors in a linear manner. Access to transportation and utility infrastructure saves development costs; development quality and intensity can overburden thoroughfares.

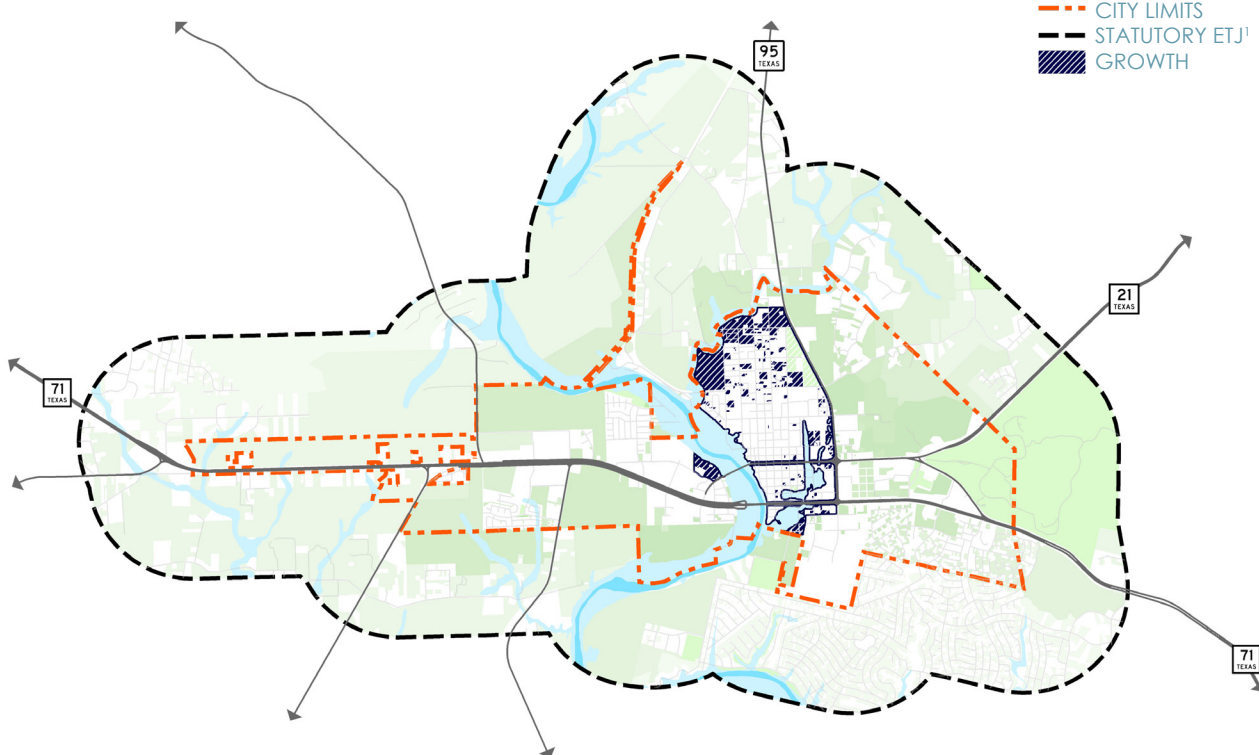
¹LIMITS OF STATUTORY ETJ LOCATED 1 MILE FROM CITY LIMITS

FIGURE 2.8. CONTIGUOUS DEVELOPMENT PATTERN



Growth occurs in very close proximity to existing development. When carefully planned, can reduce the footprint of development while strategically increasing development intensity.

FIGURE 2.9. INFILL AND REDEVELOPMENT PATTERN



Development within existing districts and neighborhoods in close proximity to existing utilities and public services. Promotes a compact community form and utility network, and may promote neighborhood conservation and blight removal.

¹LIMITS OF STATUTORY ETJ LOCATED 1 MILE FROM CITY LIMITS

DEVELOPMENT PATTERNS DESCRIPTIONS

Scattered Development happens on land that is not constrained by land use or development regulations. Development in this manner typically takes place on vacant land, but it may lack access to essential utility infrastructure and public services.

Cluster Development refers to the concentration of construction at strategic locations, where buildings are grouped together, although these areas may still be spread out. This type of development focuses on efficient, compact on-site building and design to preserve the natural features of the land.

Corridor Development takes place along major transportation corridors in a linear fashion. The proximity to transportation

and utility infrastructure can reduce development costs, but the intensity and quality of the development can potentially strain the thoroughfares.

Contiguous Development occurs near existing developments. This type of development can reduce the overall development footprint while increasing the intensity of the development, making it more efficient in utilizing available space.

Infill and Redevelopment involves construction within existing districts and neighborhoods. This approach takes advantage of existing utility infrastructure and public services, promoting a compact community form and reducing the need for expansion.

Of the five scenarios presented, this Plan Update supports policies aligned with the Corridor and Cluster strategy but with an emphasis on development toward the west. Bastrop's growth policies are detailed on page 2-19.

Understanding how growth may occur is only one part of the planning process. Bastrop is likely to face development proposals

reflecting all five growth scenarios, and some combination of these will likely shape the community's future. Community members have also expressed strong concerns about how growth intersects with natural hazards. The following section explores risks such as flooding, wildfires, and other hazards to support safer and more informed development decisions.

“...WOULD LIKE TO SEE MORE OF THE OPEN AREAS DEVELOPED LIKE AT THE NW CORNER OF 969/71.”

“I BELIEVE THAT THERE [ARE] NOT ENOUGH GREEN SPACES AND WITHOUT THEM BASTROP WILL LOSE A LOT OF ITS CHARM.”

Community Touchpoint Survey - Week 2 Respondents
[City Residents]

HAZARD ANALYSIS

FLOOD PRONE AREAS

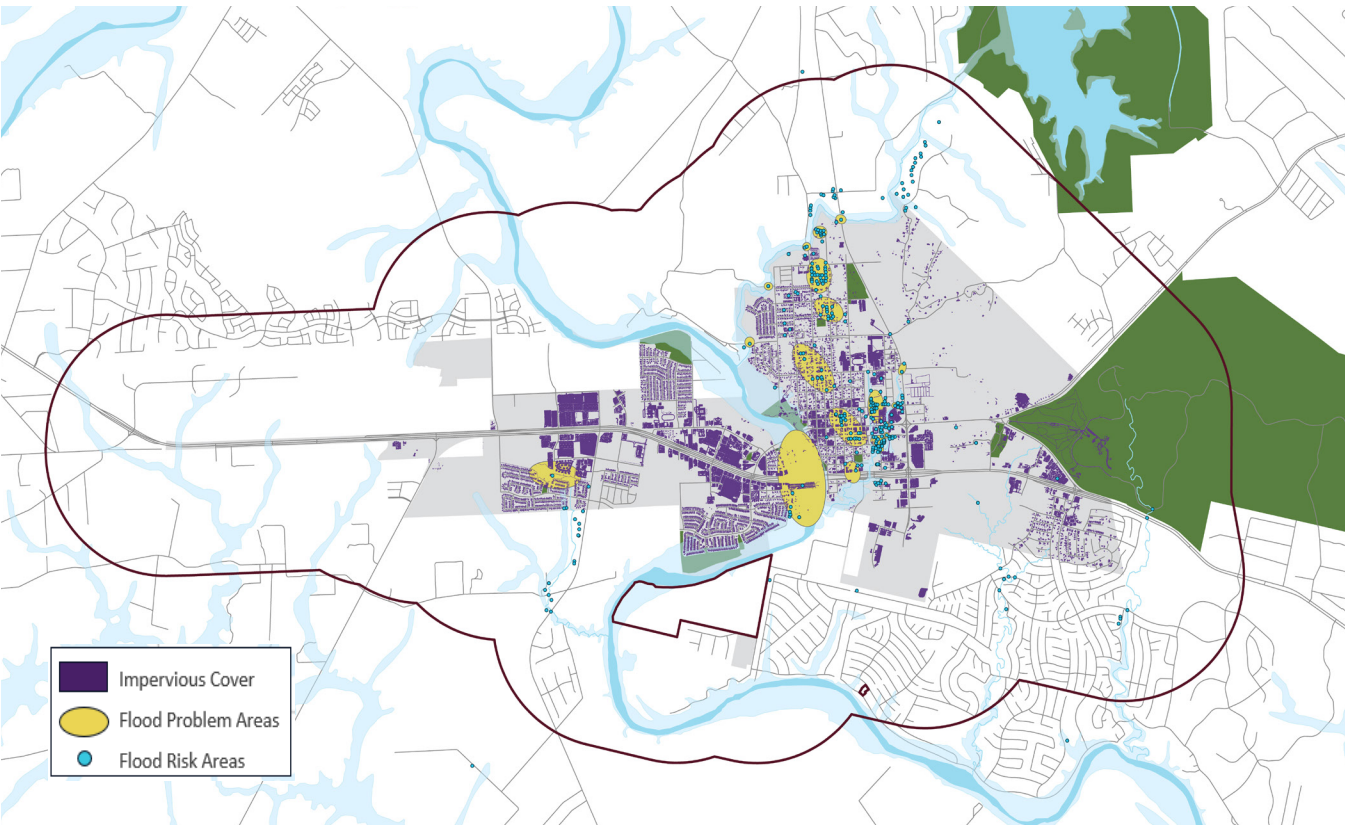
Being prominently located along the Colorado River, Bastrop’s connection to water is a key component to the city’s character and history. The water bodies that flow in and around the city can be sources of recreation and economic drivers but also pose a threat to the community through flooding. Compounded with historic drainage infrastructure and increasing impervious coverage, this creates localized and widespread flooding hotspots throughout the city.

Figure 2.10 shows the flooding hotspots identified throughout the community using current and future flood modeling projections created for the Texas Water Development Board’s Region 10 - Lower Colorado-Lavaca

Regional Flood Plan, which includes Bastrop County. The areas shown in yellow depict the areas of flooding hotspots. The large area in central Bastrop shows the compounding flooding in the floodplain of the Colorado River and the historic downtown of Bastrop. Additional flooding hotspots are identified throughout the city where there are areas of large impervious cover and inadequate drainage capacity.

As Bastrop continues to grow, understanding this flood risk is critical to acknowledge current risk and mitigate future increases from risk from both increased storm severity and severe weather and increased development and impervious cover. Both factors can increase the overall flood risk to infrastructure and the citizens of Bastrop.

FIGURE 2.10. FLOOD PRONE AREAS MAP



WILDFIRE RISK

The wildfire threat in a given area is determined as the likelihood of a wildfire occurring or burning into an area. The threat is determined by combining a number of landscape characteristics including surface and canopy vegetation as fuel, resultant fire behavior, historical fire occurrence, historical weather observations, and terrain conditions.

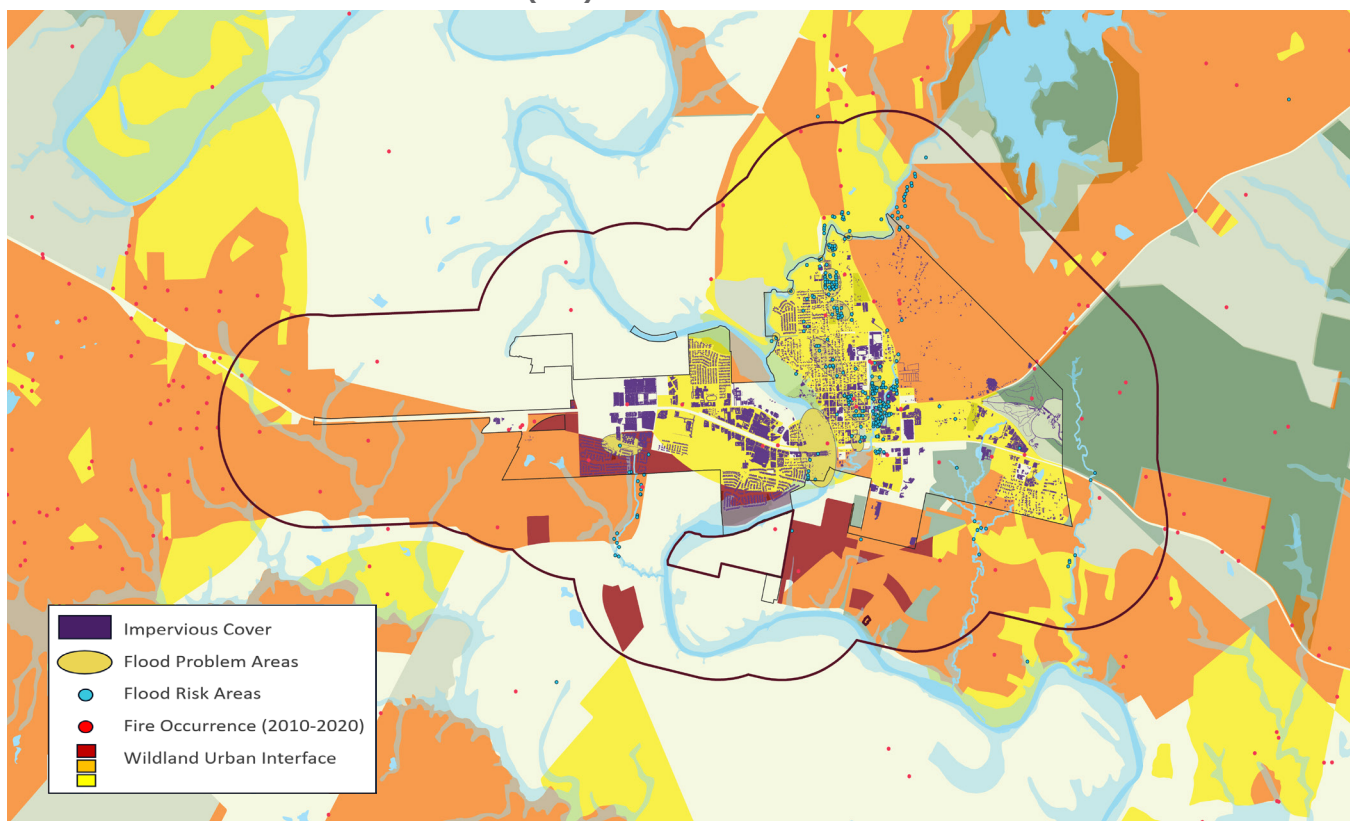
Among fire disasters in the U.S. in recent years, fires in Wildland-Urban Interface (WUI) areas have caused the most devastation. The WUI is the zone where human development meets undeveloped wild land or vegetative fuels and these fires can result in substantial property damage and loss of life. This area is at risk of wildfires due to the proximity of structures to natural landscapes, which

complicates wildfire management and response.

Understanding the WUI is important for communities to develop strategies to reduce wildfire risks and improve safety. **Figure 2.11** below shows the WUI data for the City of Bastrop and surrounding area. The areas in red pose the highest risk to wildfire impact on the WUI scale due to the level of undeveloped vegetation in proximity to infrastructure and urbanized areas.

Effectively managing vegetation fuel loads (anything that can burn in a wildfire and can include grasses, shrubs, trees, and dead leaves), and reducing loads when and where appropriate, helps to reduce the risk of fires and maintain functioning ecosystems.

FIGURE 2.11. WILDLAND URBAN INTERFACE (WUI) MAP



BASTROP GROWTH POTENTIAL

The Growth Potential Map (**FIGURE 2.12**) is a planning tool used to help identify where opportunities for future growth may occur in Bastrop. It considers a variety of factors, including available land areas of 10 acres or more, proximity to roadway access, utility infrastructure, and patterns of existing development, in order to highlight areas with higher potential for development or redevelopment. This map is not regulatory in nature, rather it serves as a visual representation of where growth is more likely or feasible based on current conditions. It supports long-range planning efforts by illustrating how Bastrop can accommodate future development while aligning with community goals. Reviewing the impact of hazards such as flooding and wildfire can have are key to planning for future growth and development in Bastrop. The planned and projected growth bring both opportunities and constraints that need careful consideration.

Balancing these opportunities and constraints is crucial for the City to achieve sustainable growth and development. By addressing these factors with innovative solutions and proactive planning, the City can enhance its resilience against natural hazards and ensure a thriving future for its residents.

OPPORTUNITIES

CONNECTIVITY

Connected streets make the transportation network more resilient, allowing for additional alternate routes during closures and improving routes for emergency vehicles, motorists and pedestrians during large events.

INFRASTRUCTURE IMPROVEMENTS

Improving roads vulnerable to extreme weather provides the City with an opportunity to create a more resilient transportation network.

ENHANCED DRAINAGE SYSTEMS

Upgrading drainage and culverts can prevent roadway erosion and maintain essential access routes for emergency services, ensuring the City is better prepared for adverse weather conditions.

WATER STORAGE AND FIRE SUPPRESSION

Investing in water storage and fire suppression infrastructure can help mitigate wildfire risks and ensure community safety.

REGULATORY UPDATES

Adopting and updating floodplain ordinances and enforcement of fire codes can reduce risk and promote sustainable growth.

CONSTRAINTS

GEOGRAPHIC LIMITATIONS

The City's proximity to natural water bodies and flood-prone areas increases infrastructure and development risks. Future growth that increases impervious surface coverage will continue to increase risk in flood-prone areas.

RESOURCE ALLOCATION

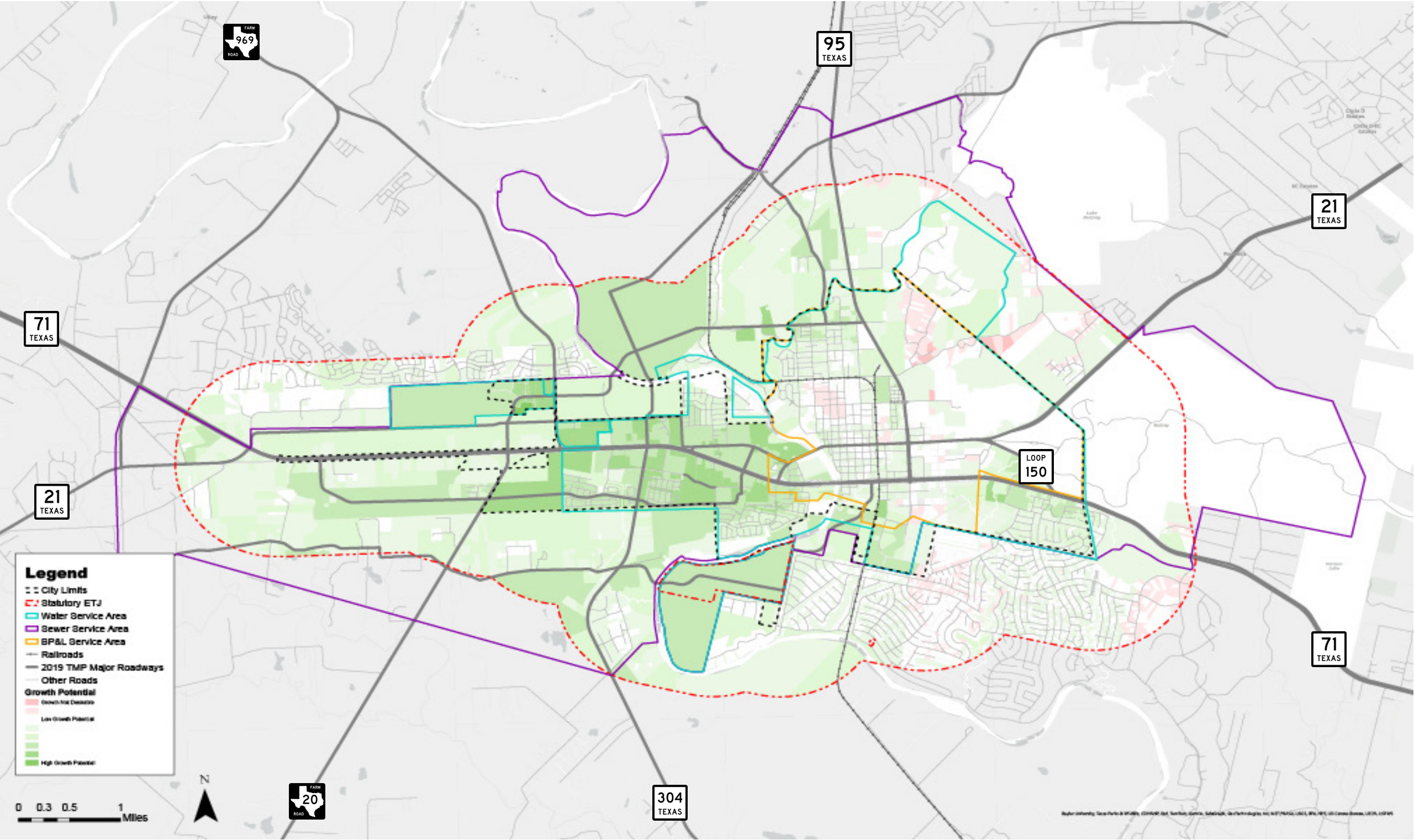
Ensuring adequate water resources for both residential needs and fire suppression may strain the City's budget. Prolonged drought coupled with growth and development puts a strain on the already limited resources for water supply and creates a greater need to improve existing systems and develop alternative water supply techniques.

COMMUNITY PREPAREDNESS

Raising awareness and educating the community about the risks from hazards is essential but can be hindered by varying levels of public engagement and participation, especially in a growing community with many new residents who may not be as familiar with local environmental risks and emergency response procedures.

BASTROP GROWTH POTENTIAL MAP

FIGURE 2.12. BASTROP GROWTH POTENTIAL MAP



MAP INSIGHTS



LOW GROWTH POTENTIAL AREAS (RED/
PINK AREAS):

Environmental Constraints. Located on the outskirts of Bastrop, these areas face environmental constraints such as floodplains, protected parks, and Houston Toad habitats

Fire and Flood Risk. High fire or flood risk areas further limit the viability of growth in these regions, especially for residential or commercial projects.

Downtown Bastrop. Downtown Bastrop is considered low-growth due to its already built-out status, which leaves limited opportunities for expansion. This area is more suited for slow and thoughtful infill development or preservation of its historical character.

***"I BELIEVE GROWTH SHOULD BE
DISCOURAGED TO THE EAST DUE TO
STATE PARKS AND HOUSTON TOAD."***

*Community Touch Points Survey - Week 3
Respondents [City Residents]*



HIGH GROWTH POTENTIAL AREAS (GREENER
AREAS):

Proximity to Infrastructure. These areas are near major roadways and utility corridors, with easy access to water, wastewater, and electric services, particularly in the central-west and south-central portions of Bastrop. They are well-suited for new development due to the existing infrastructure in place.

Land Availability. These areas often overlap with vacant or agricultural parcels, suggesting that there is readily available land for future development. This makes them ideal candidates for residential, commercial, and mixed-use developments.

Strategic Location. Being located within the Extraterritorial Jurisdiction (ETJ) and utility Certificate of Convenience and Necessity (CCN) areas, these areas are eligible for municipal services, making them easier to annex or manage in the future.

Growth Corridor Identification. Areas near Highway 71 and SH-95, which are major transportation routes, should be prioritized for higher-density residential and commercial developments, as these corridors are key to accommodating future growth and regional connectivity.

Colorado River in Bastrop, TX.



GROWTH STRATEGY INSIGHTS

Infill vs. Sprawl. Strategically focusing growth within high-potential areas supports more cost-effective infrastructure and service provision over time. Prioritizing infill and development on vacant parcels, particularly within well-served, low-risk zones, offers a smarter alternative to extending development into environmentally constrained areas in the east and southeast. This approach reduces future hazard exposure, infrastructure costs, and environmental impacts while reinforcing a more resilient growth pattern.

Infrastructure Investment Priorities. To support efficient growth, the City should prioritize infrastructure investments in high-growth potential areas that are already served or easily serviceable by existing infrastructure networks. Concentrating development in these areas reduces the long-term cost of extending infrastructure to geographically distant or environmentally constrained zones. However, targeted investments may still be needed in constrained areas for resilience, hazard mitigation, or to address equity concerns. The City should also consider formalizing cost-sharing partnerships or agreements with the development community such as impact fees or infrastructure participation agreements to ensure that new growth adequately contributes to infrastructure expansion and operations.

Future Land Use Map Guidance. The Growth Potential Map provides important context for shaping the FLUM. It helps identify areas where future development may be more suitable, such as regions with existing infrastructure and lower environmental risk, and where development should be limited due to hazards or lack of services. This guidance informs decisions about where to

encourage higher-density residential, mixed-use, or commercial development, and where to reserve land for parks, open space, or conservation. Combined with community input, infrastructure planning, and policy priorities, the map supports a future land use vision that is both resilient and responsive to Bastrop's growth.

Tailored Development Strategies. The development patterns and conditions highlighted in the analysis map indicate the need for targeted planning tools to guide growth in high-opportunity areas. Tools such as Public Improvement Districts (PIDs), Municipal Utility Districts (MUDs), and development agreements can help finance infrastructure and support the transition of land from agricultural to urban or suburban uses. Where current zoning does not align with desired housing or commercial development, rezonings or special overlays may be needed in coordination with these tools. Deploying such strategies in a coordinated manner (with attention to infrastructure capacity, environmental constraints, and community goals) can ensure responsible, efficient, and well-supported growth.

Connectivity and Accessibility Considerations. Identifying growth corridors near major transportation routes provides an important foundation for promoting well-connected and accessible development. However, true connectivity requires more than proximity to highways; it depends on thoughtful street network design, safe pedestrian and bicycle access, and the potential for future transit service. By integrating land use planning with multi-modal transportation strategies, Bastrop can ensure that new residential and commercial developments are not only well-located, but also accessible, safe, and convenient for all users.

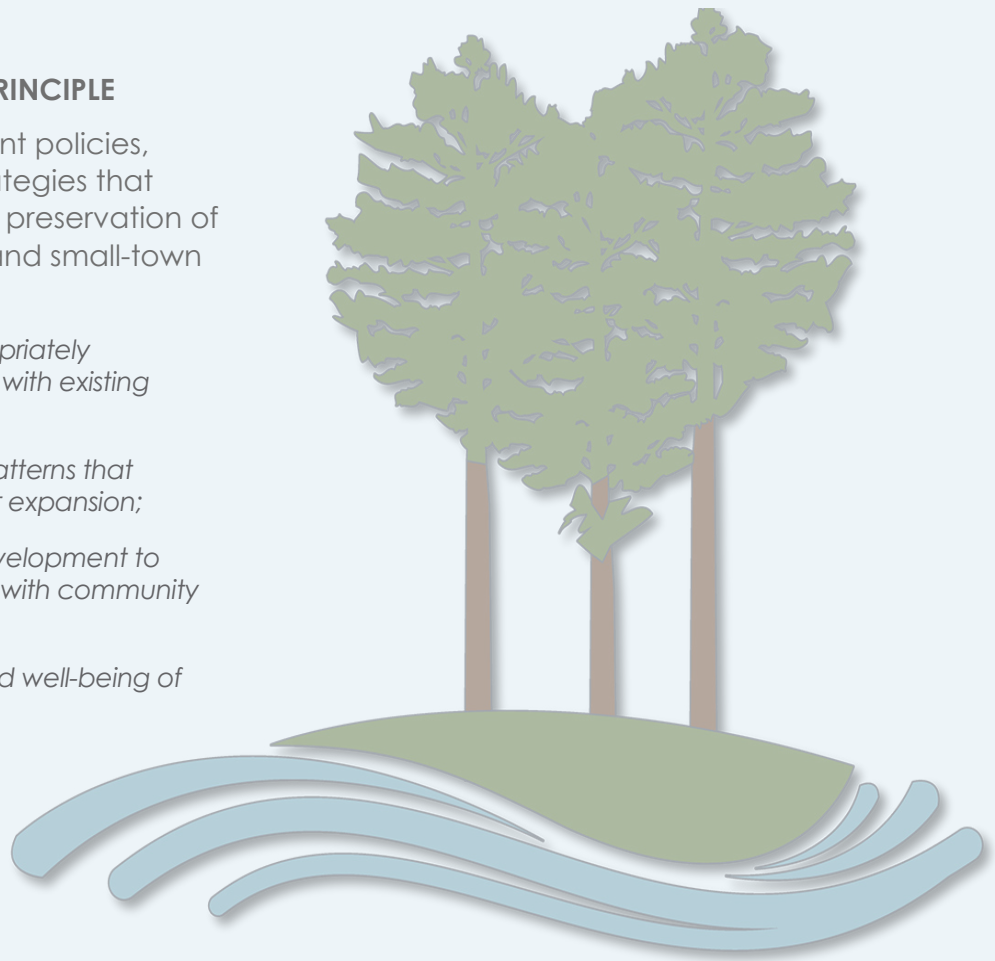
BASTROP GROWTH VISION AND FRAMEWORK

The insights gathered regarding infrastructure, development tools, and connectivity provide a clear foundation for how Bastrop can effectively manage growth in the coming years. As we look ahead, it's important to shift from addressing immediate development needs to shaping a cohesive, long-term vision that aligns with the city's values and goals. The following planning framework will be the guide to turn this vision into reality—ensuring that Bastrop's growth is not only manageable but also aligned with its aspirations for a vibrant, sustainable, and well-connected community.

BASTROP'S GUIDING GROWTH PRINCIPLE

The City of Bastrop will implement policies, programs, investments, and strategies that prioritize fiscal responsibility and preservation of Bastrop's natural environment and small-town character by:

- *Encouraging low-impact, appropriately scaled development that aligns with existing infrastructure;*
- *Promoting contiguous growth patterns that minimize infrastructure impact or expansion;*
- *Managing targeted corridor development to balance economic opportunity with community character; and*
- *Protecting the health, safety, and well-being of the community.*



To achieve this vision, the City of Bastrop will implement a set of focused policies, programs, and strategies. These policies are designed to ensure that development occurs in a fiscally responsible and environmentally conscious manner, while preserving the small-town character that defines Bastrop. The policies listed on the following page will guide Bastrop's growth, ensuring that it aligns with the community's values and long-term goals.

BASTROP GROWTH POLICIES

GROWTH, LAND USE & DEVELOPMENT PATTERNS

- *Encourage Gradient Land Use Strategies:* Utilize landscape buffer zones or leverage park land dedication to create transitions between different land uses, reducing conflict and enhancing compatibility while preserving rural edges and protect Bastrop's small-town character.
- *Maintain Lower Density in Established Neighborhoods:* Preserve the character of historically single-family areas by maintaining lower-density development patterns that reflect Bastrop's small-town identity.
- *Encourage Cluster Development for Housing Diversity and Businesses:* Encourage clustered development in identified areas with adequate utilities to provide a mix of housing types and support commercial growth while preserving open space and natural features.
- *Promote Responsible Growth Through Strategic Development Tools:* Encourage development that aligns with Bastrop's character and existing infrastructure capacity by leveraging neighborhood conservation districts, planned development districts, zoning overlays, economic development tools, and performance-based strategies. Utilize voluntary guidelines, incentive-based approaches, and strategic partnerships to promote private investment while minimizing public costs.
- *Encourage Voluntary Land Conservation to Preserve Rural Edges:* Support voluntary conservation agreements and similar tools to protect rural edges, maintain open space, and establish appropriate buffers between land uses while respecting property rights.

ENVIRONMENTAL PRESERVATION & COMMUNITY CHARACTER

- *Preserve Natural Features:* Identify and protect environmentally sensitive areas, such as floodplains, riparian corridors, and native Piney Woods ecosystems.
- *Encourage Agricultural Preservation:* Promote land use practices that retain agricultural operations and rural landscapes on the City's fringe.

- *Incorporate Context-Sensitive Design:* Require new development to reflect Bastrop's historic character, scale, and design aesthetic through voluntary design guidelines and incentives that support the city's unique identity.
- *Adopt Conservation Subdivision Standards:* Encourage subdivisions that preserve natural features, minimize impervious cover, and reduce infrastructure demands.

INFRASTRUCTURE & UTILITIES

- *Utility Capacity-Based Development:* Encourage development that aligns with the available capacity of Bastrop's existing utility infrastructure to reduce costly upgrades.
- *Prioritize Infrastructure Maintenance:* Emphasize maintaining existing infrastructure for reliability and resiliency.
- *Limit Utility Extensions:* Establish clear criteria for when and how infrastructure extensions are allowed, ensuring they align with fiscally sustainable growth patterns.

TRANSPORTATION & CONNECTIVITY

- *Alleviate Traffic Congestion Through Strategic Improvements:* Focus transportation investments on improving traffic flow along key corridors and ensuring safe, efficient access to local destinations. Emphasize solutions that manage growth-related congestion while minimizing impacts on Bastrop's character and existing neighborhoods.
- *Focus on Multimodal Corridors:* Prioritize transportation investments in targeted growth areas to enhance walkability, reduce traffic congestion, and align with targeted growth patterns.
- *Maintain Vibrant Street Designs in Established Neighborhoods:* Preserve the character of Bastrop's established neighborhoods by investing in streetscape improvements identified in master plans or other city plans designated for reinvestment. Prioritize sidewalks that enhance connectivity and contribute to the overall walkability.

GROWTH GOALS

FIGURE 2.12. COMMUNITY GROWTH, GOALS AND OBJECTIVES

GOAL 2.1: ENSURE RESILIENT, SUSTAINABLE LONG-TERM WATER SYSTEM CAPACITY AND QUALITY FOR EXISTING CUSTOMERS, WHILE SUPPORTING INCREMENTAL GROWTH IN APPROPRIATE AREAS WITHOUT ALTERING HISTORICAL LAND USES
Objective 2.1: Coordinate water system planning with land use decisions to ensure new growth is supported by adequate infrastructure while preserving the integrity of historically developed areas.
Strategy 2.1.1: Establish zoning overlays or conservation districts in historically developed areas that limit up-zoning or densification unless infrastructure upgrades are completed first.
Strategy 2.1.2: Implement a concurrency policy requiring water infrastructure adequacy reviews before approving infill development or rezoning that could increase density.
Strategy 2.1.3: Prioritize growth in areas with available water capacity by aligning the FLUM and Capital Improvement Plan (CIP) to encourage development where infrastructure is available.
Strategy 2.1.4: Limit extensions of new water service lines in areas identified for preservation of rural or historical land use patterns.
GOAL 2.2: PROMOTE WATER CONSERVATION THROUGH ENHANCED PRACTICES, EFFICIENT LANDSCAPING, AND SUSTAINABLE DEVELOPMENT STANDARDS
Objective 2.2: Reduce per capita water demand and preserve hydrologic function through conservation education, landscape standards, and integrated stormwater management.
Strategy 2.2.1: Mitigate expected increases in water demand through enhanced conservation practices and community education.
Strategy 2.2.2: Adopt landscape design standards that require native, drought-tolerant plants and prohibit turf grass in non-functional or ornamental areas (e.g., medians).
Strategy 2.2.3: Promote sustainable growth through integrated stormwater management practices that protect the city's hydrology and infrastructure.
GOAL 2.3: EXPAND WASTEWATER CAPACITY AND IMPROVE SYSTEM EFFICIENCY THROUGH COST-EFFECTIVE AND SUSTAINABLE APPROACHES
Objective 2.3: Ensure wastewater system reliability and readiness to support future growth through targeted investments, modernization, and climate resilience.
Strategy 2.3.1: Prioritize wastewater infrastructure investments in areas identified for growth in the FLUM.
Strategy 2.3.2: Modernize aging wastewater infrastructure to reduce inflow and infiltration (I&I), minimize treatment loads, and improve system reliability during extreme weather events.
GOAL 2.4: IMPROVE STORMWATER MANAGEMENT TO REDUCE FLOOD HAZARDS, PROTECT NATURAL SYSTEMS AND MAINTAIN QUALITY THROUGH INTEGRATED LOW-IMPACT DEVELOPMENT AND NATURE-BASED SOLUTIONS
Objective 2.4: Enhance flood resilience and water quality through strategic stormwater system improvements and environmentally responsible development practices.
Strategy 2.4.1: Reduce flood hazards in Bastrop through programmed improvement of the city stormwater system.
Strategy 2.4.2: Protect Lower Colorado River water quality by managing stormwater runoff through best management practices (BMPs) like low-impact development.
Strategy 2.4.3: Mitigate stormwater discharges associated with new development to protect water quality in the Lower Colorado River Watershed.

GOAL 2.5: SUPPORT COMMUNITY RESILIENCY WITH PLANS FOR ENVIRONMENTAL HAZARDS, INCLUDING FLOODING AND WILDFIRES, THROUGH PROACTIVE POLICIES AND GREEN INFRASTRUCTURE

Objective 2.5: Enhance Bastrop's resilience to environmental hazards by integrating green infrastructure, preserving natural systems, and leveraging open space as protective and recreational assets.

Strategy 2.5.1: Incentivize the use of green infrastructure, like bioswales, green alleys, and rain gardens in new subdivisions and commercial sites.

Strategy 2.5.2: Implement a tree preservation and native landscaping ordinance to maintain Bastrop's natural character and reduce climate impacts.

Strategy 2.5.3: Use parks, rivers/creeks, and open space as dual-purpose amenities that provide both recreational value and environmental resilience (e.g., floodplains as greenways).

GOAL 2.6: GUIDE GROWTH THAT PRESERVES BASTROP'S EXISTING NEIGHBORHOODS AND SMALL-TOWN CHARM WITH CONTEXT-SENSITIVE DEVELOPMENT

Objective 2.6: Manage development in a way that maintains Bastrop's character by limiting incompatible growth and promoting gradual, thoughtful expansion that enhances rather than disrupts the community fabric.

Strategy 2.6.1: Limit high-density development in historically low-density areas unless infrastructure and hazard mitigation standards are met and reflect the scale, character, and architectural style.

Strategy 2.6.2: Use the FLUM to direct growth to areas that minimize disruptions to the character of established neighborhoods while accommodating gradual, low-impact development in underutilized or non-sensitive areas.

Strategy 2.6.3: Develop and implement guidelines that preserve tree canopy, open spaces and local landmarks as a part of development projects to maintain the visual and environmental quality of Bastrop's small-town atmosphere.

Strategy 2.6.4: Encourage new developments to integrate parks and green spaces that reflect Bastrop's unique character, ensuring that future growth enhances the city's cultural and natural identity while meeting the recreational needs of residents.

Strategy 2.6.5: Promote a balanced approach to development that prioritizes maintaining the city's historic charm and small-town feel, while addressing park and open space gaps in growing neighborhoods.

GOAL 2.7: GUIDE COMMUNITY GROWTH TO MAINTAIN SAFE, EFFICIENT VEHICLE ACCESS TO ENHANCE NEIGHBORHOOD CONNECTIVITY AND SUPPORT ACTIVE TRANSPORTATION.

Objective 2.7: Promote transportation options that maintain vehicular access while prioritizing safe pedestrian and cyclist connectivity to support active, sustainable transportation in Bastrop.

Strategy 2.7.1: Expand Bastrop's sidewalk and trail networks alongside growth areas to provide residents with safe non-vehicular options for short trips, recreation, and community connectivity without reducing vehicle access.

Strategy 2.7.2: Support more flexible, market-responsive development patterns in newer growth areas.

Strategy 2.7.3: Preserve the street grid in Bastrop's Historic core to maintain character and walkability.

Strategy 2.7.4: Promote close-to-home park access by recommending that parks be located within a ¼ mile or a 10-minute walk of residential areas, including new developments.

POLICY CONTEXT AND IMPLEMENTATION CAPACITY



OVERVIEW OF EXISTING PLANS

A literature review and gap analysis identified opportunities for updating Bastrop's Comprehensive (2016). These were reviewed in chronological order from oldest to newest.

BASTROP MASTER DRAINAGE PLAN (2024)

The Bastrop Master Drainage Plan outlines design criteria for stormwater-related infrastructure including roads, inlets, drainage pipes, and the incorporation of Low Impact Development (LID) practices. This plan can be used by engineers and developers to understand how new development impacts existing site hydrology and take necessary steps to prevent adverse effects on downstream neighborhoods. Flooding is the largest risk to infrastructure and the community in Bastrop, especially as growth continues and more land is urbanized with impervious surface cover. The plan's modeling of current and future flood conditions and the identified projects and design work completed in this plan can be considered in the future land use planning of the . The master drainage plan emphasizes the importance of using LID and natural stormwater management approaches to replicate pre-development hydrology and regulate post-construction stormwater discharge to downstream water bodies.

In Bastrop, drainage design aims to meet several key goals, including stream bank protection, conveyance, and flood mitigation. It is also the intent of the City of Bastrop that the requirements outlined herein regulate post- construction stormwater discharges to downstream receiving waterbodies. With significant population growth and new development anticipated over the next 20 years, these criteria are crucial in managing the impacts on the city's hydrology and infrastructure.

RECOMMENDED B3 CODE UPDATES:

- *Incorporate the Bastrop Master Drainage Plan's criteria into new development regulations to ensure future projects align with the city's flood mitigation and stormwater management goals.*
- *Strengthen requirements for Low Impact Development (LID) practices in new developments to minimize impervious surfaces and enhance natural stormwater management.*
- *Encourage the use of green infrastructure such as bioswales, permeable pavements, and rain gardens to replicate pre-development hydrology and reduce runoff.*



CITY OF BASTROP PARKS AND OPEN SPACE MASTER PLAN UPDATE (2023)

The 2015 Bastrop Parks and Recreation Open Space Master Plan Update analyzed projected growth and population trends to guide park planning, budgeting, and access improvements. The plan highlighted the importance of ensuring park and open space access for both residents and visitors. The plan identified several spatial gaps in park access, specifically in the southern, western, northern, and southeastern areas of the city. These regions currently lack parks or recreational services within a ¼ mile radius, with further details available in Chapter 6 under the Standards Assessment section. Additionally, the community engagement survey, with 632 out of 814 respondents agreeing or strongly agreeing, revealed a strong consensus that the city needs more parkland and greenspaces. This feedback, alongside input from city officials and staff, underscored the need for a new community recreation center in Bastrop.

RECOMMENDED B3 CODE UPDATES:

Encourage Park Dedications in Zoning

Require or incentivize developers to dedicate land or fees-in-lieu for parks in new residential or mixed-use projects:

- *Eight (8) Pocket Parks to serve middle and higher density areas (P3);*
- *Three (3) Neighborhood Parks to meet local recreation needs (P1, P2); and*
- *Four (4) Community Parks to support larger gatherings and events (P1, P2).*

Create a park and green space development checklist for new developments to ensure all parks meet the city's recreational and aesthetic standards.

BASTROP'S BUILDING BLOCK (2019)

To evaluate how Bastrop's Building Block (B3) Code aligns with Bastrop's Comprehensive Plan (2016) and FLUM, we assessed the goals, policies, and vision outlined in these documents against the framework of the B3 Code. This analysis identifies areas of alignment, where the B3 Code supports the city's vision, as well as areas for improvement, where the code could better reflect community preferences through more traditional land uses and zoning strategies. While the B3 Code supports elements of the plan, such as prioritizing walkable, mixed-use neighborhoods and maintaining a sense of place, it also reveals areas for improvement. Specifically, incorporating more traditional land uses and zoning strategies could better reflect community preferences and provide a more balanced approach to future development. Below is a detailed breakdown of these alignments and gaps.

The alignment of the B3 Code with Bastrop's Comprehensive Plan (2016), specifically in the areas of Community Growth (Chapter 2) and Land Use and Community Image (Chapter 5), reveals several key areas of strength and potential gaps that warrant updates to the plan.



COMPATIBILITY WITH ESTABLISHED LAND USES:

The B3 Code currently allows flexibility for mixed-use development, but this approach is conflicting with areas historically zoned for single-use, such as residential neighborhoods and commercial districts. This flexibility is already leading to unintended development outcomes that disrupt neighborhood character and clash with community expectations. To address this, the city could implement more detailed zoning requirements or establish specific land use classifications, through overlay districts, to guide multi-family or mixed-use projects into areas that can support them without disturbing existing neighborhood dynamics.

RECOMMENDED B3 CODE UPDATES:

- Create new overlay districts for mixed-use and neighborhood-scale multi-family developments in areas that can accommodate them without disrupting residential or commercial areas.
- Update land use classifications to clearly define where mixed-use is appropriate, ensuring that flexibility in zoning doesn't compromise neighborhood integrity.
- Implement transitional zoning standards for properties near single-family zones to ensure gradual, compatible development.



PRESERVING SMALL-TOWN CHARM:

As new developments emerge under the B3 Code's form-based framework, some low-density neighborhoods are experiencing urban-style features that conflict with Bastrop's small-town character. The current flexibility in zoning is already introducing higher-density projects in areas that have historically favored single-use patterns, causing concern among

residents. Introducing overlay districts, design criteria, or edge zones can help maintain neighborhood character while supporting controlled growth.

RECOMMENDED B3 CODE UPDATES:

- Introduce design standards and guidelines that limit urban-style features in neighborhoods with established low-density character.
- Establish edge zones to transition between medium-density and low-density areas to preserve the small-town feel while accommodating growth.
- Create new overlay districts in areas where preservation of small-town charm is critical.



PROTECTING HISTORIC ASSETS:

The B3 Code incorporates Transect Zones to regulate development intensity and promote compatibility with historic areas. However, current development patterns reveal that the code's flexibility is enabling projects that could disrupt Bastrop's historic fabric. Without additional preservation-focused design guidelines or review processes, there is a risk of losing the city's historic charm. Implementing more rigorous design standards or expanding preservation districts could ensure that new projects complement the city's historic assets.

RECOMMENDED B3 CODE UPDATES:

- Expand the preservation districts to include areas at risk of losing their historic character due to development pressures.
- Implement stronger design guidelines and review processes for development near historic assets, ensuring compatibility with the city's heritage.
- Introduce regulations to prevent high-intensity development in areas with significant historic value, requiring special review or permitting.



EFFICIENT INFRASTRUCTURE & CONNECTIVITY:

The B3 Code's form-based approach emphasizes connectivity and multi-modal transportation, but gaps are emerging in infrastructure standards. The city is already encountering challenges with unclear right-of-way standards, insufficient parking regulations, and inconsistent street functionality requirements. The lack of Euclidean-style zoning standards is causing difficulties in managing traffic flow and pedestrian safety in developing areas. To resolve these issues, the city should:

- Establish clear zoning standards for street infrastructure, including defined right-of-way widths and multi-modal access provisions.
- Develop comprehensive guidelines for parking and traffic flow.
- Align street functionality standards with the city's infrastructure goals.

RECOMMENDED B3 CODE UPDATES:

- Establish clear street infrastructure standards, including defined right-of-way widths and pedestrian, bicycle, and vehicular access provisions.
- Set parking requirements that balance the needs of various types of development while supporting walkability and reducing congestion.
- Align street functionality standards with the city's vision for pedestrian-friendly and multi-modal streetscapes, ensuring better traffic flow and safety.



ALIGNMENT WITH THE FUTURE LAND USE MAP (FLUM)

LAND USE DESIGNATIONS: Current developments show discrepancies between the B3 Code's mixed-use allowances and FLUM's single-use designations, leading to confusion and mixed outcomes. Adjusting the B3 Code's transect zones to align more closely with FLUM categories could address this misalignment.

GROWTH AREAS: The B3 Code's emphasis on compact, walkable neighborhoods is conflicting with FLUM's goals for low-density, rural preservation areas. This divergence is already apparent in areas where open space and rural character are being impacted by higher-density projects.

Incorporating provisions for rural preservation zones and gradual density transitions can help reconcile these differences.

RECOMMENDED B3 CODE UPDATES:

- Align the B3 Code's transect zones with the FLUM's land use designations to avoid discrepancies and confusion about permitted developments.
- Integrate specific provisions into the B3 Code for rural preservation zones, limiting higher-density development in these areas and ensuring smooth transitions from urban to rural areas.
- Encourage gradual transitions in density to preserve Bastrop's rural and open spaces while supporting appropriate growth.

FIGURE 2.13 PLAN REVIEW & GAP ANALYSIS SUMMARY

EXISTING PLAN	GAPS/ISSUES	PROPOSED GOALS	PROPOSED B3 UPDATES
Bastrop Master Drainage Plan (2024)	Stormwater management and flooding concerns need to be integrated into development regulations to prevent adverse effects on hydrology.	Promote sustainable growth through integrated stormwater management that protects Bastrop's hydrology and infrastructure.	Incorporate Bastrop Master Drainage Plan criteria into development regulations.
	Existing drainage regulations need to encourage Low Impact Development (LID) and natural stormwater management approaches.	Support flood mitigation through LID practices and green infrastructure.	Strengthen LID practices and encourage green infrastructure like bioswales, permeable pavements, and rain gardens.
City of Bastrop Parks and Open Space Master Plan Update (2023)	Significant gaps in park access in southern, western, northern, and southeastern areas. Community feedback highlights a need for more parks and recreation spaces.	Encourage growth that preserves small-town character while expanding park access.	Require park dedications in zoning, create a park and green space development checklist, and encourage developers to dedicate parks or fees in lieu for parks in new developments.
	Need for more accessible parks within a ¼ mile or a 10-minute walk from residential areas.	Promote close-to-home park access for all residents.	Implement zoning ordinances requiring parks within walking distance of residential areas and include parks in master planning of new residential and mixed-use developments.
City of Bastrop HMAP Update (2022)	Current floodplain management provisions are insufficient. Wildfire risks not fully addressed in the code.	Strengthen community resilience to environmental hazards like flooding and wildfires through proactive planning.	Update floodplain management regulations, include wildfire risk mitigation in zoning and building codes, and introduce fire-resistant building materials and defensible space in high-risk zones.
Water Master Plan (2022)	Existing water system is outdated and cannot support anticipated population growth.	Ensure Bastrop's water system is resilient, efficient, and adaptable to accommodate future growth and sustainability.	Require downstream assessments, reinforce or stabilize downstream conditions, and control post-development discharges to meet stormwater standards.
Bastrop's Building Block (2019)	Existing zoning flexibility is causing unintended consequences in mixed-use areas. Lack of protections for historic assets. Infrastructure and connectivity gaps emerging in new developments.	Promote balanced, context-sensitive development that respects neighborhood character and preserves Bastrop's historic charm.	Introduce overlay districts, edge zones, and stronger design guidelines for mixed-use and multi-family development. Expand historic preservation districts, and implement stronger design standards near historic assets.
	Need to balance higher-density development with small-town atmosphere preservation.	Protect low-density neighborhoods while accommodating growth in a way that maintains small-town feel.	Establish design standards for low-density neighborhoods and create edge zones to preserve small-town character.
	Infrastructure and connectivity standards unclear, leading to issues with traffic flow and pedestrian safety.	Ensure infrastructure supports growth, emphasizing multi-modal connectivity and pedestrian-friendly streets.	Establish clear infrastructure standards, including right-of-way widths, parking requirements, and multi-modal access provisions. Align street functionality standards with the 's vision for pedestrian-friendly streetscapes.



RECORD OF ACCOMPLISHMENTS

Over the last decade, Bastrop has made significant strides in local investments and policy advancements to support sustainable growth, infrastructure resilience, and economic development. Since 2016, the city has expanded and modernized its water and wastewater systems, enhanced development regulations, and implemented policies that balance growth with community needs.

WATER AND WASTEWATER INFRASTRUCTURE IMPROVEMENTS

The City of Bastrop has made significant progress in enhancing its infrastructure to support a growing population and expanding development. In the water system, the city's Certificate of Convenience and Necessity (CCN) is scheduled for updates in FY2025 to address future needs. As of November 2024, Bastrop serves 4,579 water customers, a substantial increase from 3,078 in 2015, including 762 commercial and 3,817 residential connections. The average daily water consumption in FY2024 was 1.81 million gallons per day (MGD).

To ensure a reliable water supply, Bastrop is transitioning from its seven existing city wells, which will be decommissioned in FY2025, to four new Simsboro wells. Each well is permitted to produce 1,500 gallons per minute (gpm), providing a combined capacity of 8.64 MGD. This transition to higher-capacity wells not only ensures an ample water supply to meet current and future demand but also supports the City's growth objectives by enabling higher-density residential, commercial, and industrial development, as well as the expansion of urban areas.

The shift from the current wells to the Simsboro Wells necessitates careful planning for well site

locations. These new sites must balance proximity to service areas with the need to minimize potential conflicts with surrounding land uses, ensuring efficient and sustainable land use allocation. Additionally, the city maintains eight water storage facilities with a total capacity of 3.317 million gallons, including notable facilities such as the Loop 150 Standpipe (1.0 million gallons) and the Willow GST-1 and GST-2 (each 0.5 million gallons). This increased storage capacity enhances the resilience of Bastrop's water infrastructure, making it better equipped to support areas with higher water demand, such as mixed-use or industrial districts, and improving disaster preparedness.

In the wastewater system, Bastrop will update its CCN in FY2025 to address growing demand. As of November 2024, the City serves 4,076 wastewater customers, comprising 496 commercial and 3,580 residential connections. The City's wastewater collection network includes 64.9 miles of gravity sewer lines, 15.81 miles of force mains, and 20 lift stations. Proactive measures such as routine smoke testing and camera inspections have been implemented to identify and mitigate inflow and infiltration (I&I). Although new construction occasionally results in temporary I&I increases, these efforts have substantially improved system performance, helping to accommodate Bastrop's expanding

population and planned residential and commercial areas.

Bastrop's wastewater treatment infrastructure includes three plants. Plants 1 and 2, located east of the Colorado River, have a combined permitted capacity of 1.4 MGD and currently treat 800,000 gallons per day. Plant 3, located west of the Colorado River, became operational on May 7, 2024, with a permitted capacity of 2.0 MGD and currently treats 500,000 gallons per day. Together, these facilities processed 443.6 million gallons of wastewater in 2024, marking a significant increase from the 306.4 million gallons processed in 2015. This expanded capacity not only meets current demand but also positions the city to support future development, aligning with anticipated growth areas identified in the future land use plan, such as residential subdivisions, commercial corridors, and industrial parks.

As the city continues to expand its wastewater infrastructure, it will require rights-of-way and easements for the extension of gravity sewer lines, force mains, and lift stations. This expansion affects land use in areas where infrastructure

is upgraded or newly installed, reinforcing the importance of aligning system design with future growth patterns. By integrating these improvements with land use planning, Bastrop ensures the wastewater system is well-positioned to support the city's evolving needs and promote sustainable urban development.

BASTROP BUILDING BLOCK CODE (B3 CODE)

The form-based code was approved in 2019, it has received several updates since 2023. These changes to Bastrop's B3 Code reflect a shift toward greater flexibility, simplified requirements, and alignment with practical development needs. Here's a summary of key themes and potential impacts:

The following is a list of the ordinances and code adjustments:

ENHANCED DEVELOPMENT STANDARDS

- *Added traffic impact fees for new development.*
- *Added requirements for wireless transmission where none previously existed.*



Completed in Spring 2024, Bastrop Wastewater Treatment Plant No. 3, which is located in the City's ETJ. The plant processes up to 2.0 million gallons of wastewater per day with an expansion possibility for up to 8.0 million gallons per day. Construction began in Spring 2021, and the facility is designed to support wastewater treatment needs from the nearby SpaceX facility.

SPACEX

STREAMLINED PROCESSES AND ADMINISTRATIVE CLARIFICATIONS

- Clarifies that when planning and zoning unanimously recommends denial of a zoning concept scheme, a three-fourths majority vote will be required for canceled to approve for council to approve the zoning.
- Removes the requirement for an affirmative vote of five members of planning and zoning to pass recommendations to council. Added qualification requirements for at least three planning and zoning members shall have a demonstrated interest competence and knowledge in a related field.
- Added the process for planned development districts back into the code.
- Added the requirement of GIS and CAD files for four lots or more when platting.

INCREASED FLEXIBILITY FOR DEVELOPERS AND PROPERTY OWNERS

- Fence requirements removed the requirement of a permit for fences under 7 feet remove specification that the front facade must have 50% transparency.
- Glazing requirements removed the 70% requirement for clear glazing on commercial buildings and remove the requirement for all openings including galleries arcades and windows to be square or vertical.
- Non-conforming uses and structures section of the code added the intent to preserve Bastrop's authenticity and prevent creating undue hardships for property owners.
- Provisions for administrative relief for non-conforming uses and structures was added to allow properties to be modified if their proposed changes are generally consistent with the surrounding properties within a 500-foot radius.
- Platting lots of records now clarifies the criteria for what qualifies as an infrastructure upgrade, specifically requesting a metered connection does not constitute infrastructure grade or extension.

BALANCED GROWTH MANAGEMENT

- Lot size minimum requirements when OSSF is needed lowered from 1.0 acre to 0.5 acre to mimic TCEQ standards.
- Removed the requirement of a public hearing at City Council for historic landmark designations.
- Removed alleys as preferred means of access and clarified the intent of the purpose of alleys.
- Added a parking requirement of one parking space per bedroom, a parking size of 10 feet by 20 feet without obstructing the sidewalks, allowed parking in the first layer, and allowed shared parking where it does not cause undue hardship all within the B3 code.
- Allowed parking in the first layer within the B3 technical manual.
- Removed the exception of parking not allowed within the first layer.

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CHAPTER 5: LAND USE AND COMMUNITY IMAGE





CHAPTER FIVE

LAND USE & COMMUNITY IMAGE

The City of Bastrop is experiencing new growth, and with it, the community's vision for how and where it wants to grow has evolved since 2016. Today, residents express a strong desire to be a thriving community, one that offers a high quality of life, access to community resources, and opportunities for families to settle and succeed. As development continues, land use and community image are critical tools to ensure growth is well-managed and enhances Bastrop's appeal.

This Plan Update reflects that evolving vision in two important ways. First, it revisits the City's future land use categories to better align with current priorities, which includes supporting affordability, quality of life, and the preservation of Bastrop's small-town charm. Second, it introduces updated community goals that respond directly to today's needs and aspirations. These revised goals serve as a compass for decision-making and are woven throughout the recommendations and land use strategies.

Chapter 5 builds on the **Chapter 2, Community Growth** update. It presents a future development framework that outlines preferred land use patterns and redefines categories to better reflect current trends and community priorities. The framework seeks to balance new development with the preservation of Bastrop's "certificate of authenticity", or its identity as a historic small river town, deeply rooted in green spaces, local arts, and generational connection. These elements are not just cultural touchstones; they are central to Bastrop's sense of place and must be actively safeguarded as the city grows.

At the heart of this Plan Update is the revised Future Land Use Plan, which translates community aspirations into a clear strategy for how, when, and where growth should occur. By identifying key land use categories and their appropriate locations, the plan helps ensure Bastrop remains attractive and livable for future generations, particularly families seeking affordability and a strong, authentic sense of place. With this guidance, City leaders are better equipped to support growth while preserving what makes Bastrop unmistakably Bastrop.

A summary list of all corresponding Land Use and Community Image goals and objectives can be found on page 5-34.

TODAY'S DEVELOPMENT PATTERNS

EXISTING LAND USE

The existing land use composition within the City of Bastrop's municipal limits, and its one-mile ETJ area, is presented in **Figure 5.1, Bastrop Existing Land Use Composition**, and illustrated on **Figure 5.4, Bastrop Existing Land Use** (page 5-4). The existing land use classifications are coded in accordance with state tax code data obtained from the Bastrop County Appraisal District. The land use data itself was cross-referenced with property improvement values, and reviewed with aerial photography, and discussions with City staff to differentiate between active and discontinued land uses.

Bastrop continues to function as a "bedroom community" with strong ties to the greater Austin metropolitan area. Since 2016, these development patterns have remained

FIGURE 5.1. BASTROP EXISTING LAND USE COMPOSITION (2024)

Land use	City limits (acres)	Percent of city total	ETJ (acres)	Percent of ETJ total	Combined (acres)	Percent of combined total
Single Family Residential	1,432.65	25.2%	3,806.23	25.3%	5,238.87	25.2%
Two Family Residential	25.96	0.5%	35.24	0.2%	61.20	0.3%
Multiple Family Residential	74.66	1.3%	23.11	0.2%	97.77	0.5%
Manufactured Homes	59.16	1.0%	749.64	5.0%	808.81	3.9%
Retail/Office/Commercial	565.39	9.9%	402.39	2.7%	967.78	4.7%
Industrial	70.98	1.2%	14.55	0.1%	85.53	0.4%
Semi-Public	111.32	2.0%	185.98	1.2%	297.30	1.4%
Public	329.89	5.8%	108.40	0.7%	438.28	2.1%
Parks & Open Space	448.56	7.9%	1,116.41	7.4%	1,564.98	7.5%
Agriculture & Rural Development	638.33	11.2%	5,284.45	35.1%	5,922.78	28.5%
Vacant	1,933.27	34.0%	3,332.51	22.1%	5,265.78	25.4%
TOTAL	5,690.16	100.0%	15,058.92	100.0%	20,749.08	100.0%

Note: Data derived from Bastrop County Appraisal District records. Modifications by Halff Associates, Inc. via aerial imagery and staff interviews.

consistent. The influence of high-tech development, particularly driven by initiatives like Starlink and SpaceX's expanding presence in the region is becoming increasingly evident further reinforcing Bastrop's role in the regional growth landscape.

Figure 5.2, Bastrop Land Use, 2016 to 2024 (page 5-3), which reflects the existing conditions based on County Appraisal District (CAD) data, suggests that over the last eight years the City's land use composition has changed especially in terms of urban growth and land use shifts.

Bastrop has experienced a notable shift from its rural roots toward a more suburban and urban character. There has been strong growth in housing, especially in single-family and manufactured homes, suggesting a focus on suburban development. Single family jumped from 17.9% to 25.2%.

The most striking change is the sharp decline in agricultural and rural development land, which dropped from 29.1% in 2016 to just 11.2% in 2024. This loss corresponds with increases in residential and commercial uses, reflecting the city's transformation as part of the greater Austin region's expansion.

At the same time, the amount of vacant land within the city limits rose from 28.6% to 34.0%, suggesting that while development pressure is high, large portions of land are either recently annexed, under preparation for future development, or awaiting market-driven demand and infrastructure improvements. Together, these changes illustrate a community in transition and preparing for its next phase.

FIGURE 5.2. BASTROP LAND USE, 2016 TO 2024

Land Use	Percent in City Limits (2016)	Percent in City Limits (2024)
Single Family Residential	17.9%	25.2%
Two Family Residential	0.2%	0.5%
Multiple Family Residential	0.9%	1.3%
Manufactured Homes	0.6%	1.0%
Retail/Office/Commercial	7.2%	9.9%
Industrial	1.0%	1.2%
Semi-Public	1.2%	2.0%
Public	6.0%	5.8%
Parks & Open Space	7.3%	7.9%
Agriculture & Rural Development	29.1%	11.2%
Vacant	28.6%	34.0%
TOTAL	100%	100%
TOTAL	100.00%	100.00%

There also remains sufficient vacant land within Bastrop to accommodate substantial non-residential development activity for the foreseeable future. **Figure 5.3, Development Capacity, Non-residential Property**, indicates that of the roughly 3,400 acres of vacant land within the Bastrop municipal limits, approximately 1,400 acres are zoned for office, general retail, commercial, and industrial uses.

The city has the capacity to change quickly and dramatically. New businesses, offices, services, and public facilities can come online rapidly. The shape, character, and feel of the city can shift fast if growth is not well-managed. Without direction, development could become scattered, inconsistent, or misaligned with community values.

FIGURE 5.3. DEVELOPMENT CAPACITY, NON-RESIDENTIAL PROPERTY

Zoning districts allowing non-residential uses ¹		Vacant/undeveloped acres zoned	Available vacant/undeveloped land (acres) ²	Maximum lot coverage (percent) ³	Potential building area (acres) ³
P1	Nature			N/A	
P2	Rural	2231.381	1583.948	40	633.6
P4	Mix	91.176	86.837	70	60.8
P5	Core	488.961	430.634	80	344.5
CS	Civic Space/Civic Building	16.456	13.847	N/A	13.8
EC	Employment Center	337.21	274.481	80	219.6
PDD	Planned Development Districts	232.14959	168.069	N/A	168.07
TOTAL		3,397.32	2557.8	N/A	1440.37

Notes: ¹Excludes form-based districts. ²Excludes land that is located within the 100 year floodplain. ³For principal and accessory buildings only, per City Code. Excludes parking, detention, landscaping, etc. ⁴No maximum building coverage identified.

BASTROP EXISTING LAND USE (2024)

FIGURE 5.4. BASTROP EXISTING LAND USE (2024)

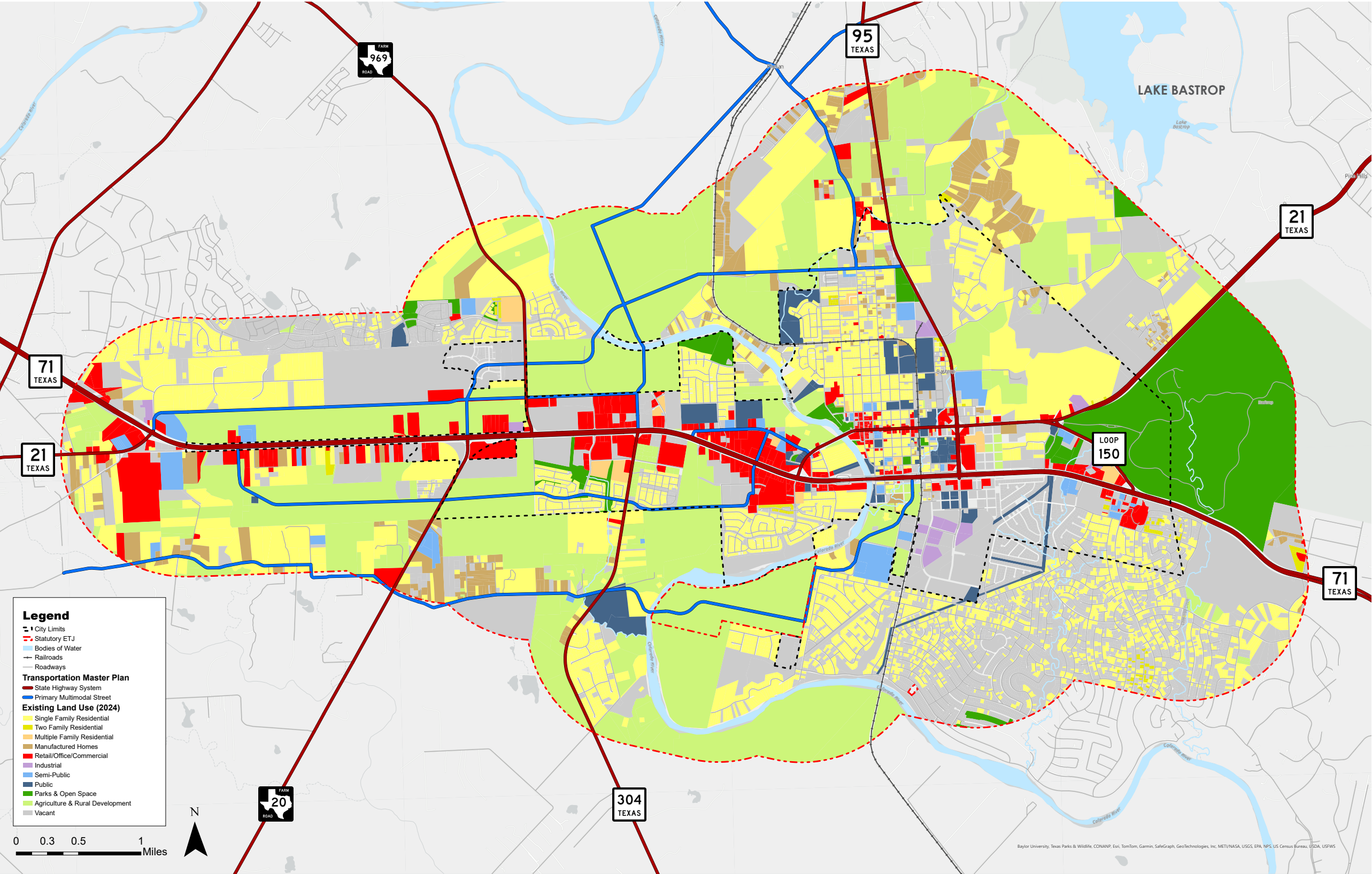


FIGURE 5.5. BASTROP EXISTING ZONING (2025)





FUTURE LAND USE PLAN UPDATE

One of the main drivers of Bastrop's future character is the physical development that occurs over the next 10-20 years. The future growth and development framework should, therefore, reflect the community's values as to how, when, and where this growth should occur. The revised development framework is the most important component of this Plan Update.

This revised framework builds on the expressed desires of the public summarized earlier in the document and **Figure 2.12, Growth Potential Map** (page 2-14) to create a land use framework that considers current conditions and future needs.

WHY THE FUTURE LAND USE CATEGORIES AND MAP MATTERS

The FLUM and categories are not just administrative tools. They are the City's playbook for shaping its identity during change. Here's how they guide deliberate growth:

DIRECTING GROWTH TO THE RIGHT PLACES

The FLUM shows where different types of development should occur, whether it's offices, mixed-use, rural preservation, or community space. For example, it helps direct growth to certain parts of the city, such as areas zoned P5 (Core) where higher lot coverage and existing infrastructure can support more intensive development. Conversely, it helps preserve lower-intensity areas, such as those zoned in P2, by guiding development away from sensitive or rural parts of the city that are better suited for slower growth.

ALIGNING GROWTH WITH COMMUNITY VISION

Land use categories define what kind of growth is appropriate. Not just commercially, but socially and culturally. For example, emphasizing green space, small-town character, and generational values in land

use categories can protect what locals call Bastrop's "authenticity."

BALANCING ECONOMIC DEVELOPMENT AND LIVABILITY

The Employment Center (EC) zone is vital for job growth, but the FLUM ensures it doesn't encroach on residential or historic areas. Mixed-use areas (P4 and P5) offer flexibility and walkability, key qualities for a livable, vibrant community.

MAKING INFRASTRUCTURE INVESTMENTS COUNT

By concentrating growth and guided its form, the City can invest in roads, water, and sewer more efficiently. This supports long-term sustainability and avoids scattered or leapfrog development patterns. The review of natural hazards also informs where development is most viable and resilient.

UNDERSTANDING THE RELATIONSHIP BETWEEN FUTURE LAND USE AND PLACE TYPES (ZONING)

While the FLUM sets the long-term vision, Place Types in the B3 Code, are the legal tool that implement that vision. This distinction is important for understanding how the City guides development over time.

The FLUM is conceptual and policy-driven. It reflects the community's desired development patterns, values and priorities. It is not regulatory and does not control what can be built on a parcel today. Place types (zoning) on the other hand, are zoning categories that define specific building forms and rules. They are regulatory and enforceable, determining what is allowed on a site right now. Each future land use category may be implemented through a range of compatible Place Types (zoning), allowing for flexibility within a consistent framework.

As Bastrop continues to refine its Place Types (zoning) and building standards, the FLUM will provide guidance so that updates to the Place Types remain aligned with the community's evolving goals. Similarly, when a Place Type (zoning) change is proposed or modified, the City uses the FLUM as a key reference in evaluating whether that change is appropriate.

FUTURE LAND USE MAP APPLICABILITY

The FLUM incorporates all land within the municipal limits, and land that is currently within the City's statutory (one-mile) ETJ.

In the 2016 Future Land Use Plan and Map, different geographic areas of the city were classified as Character Areas based on their recommended future development patterns. However, since the B3 Code includes specific *Character Districts*, the updated plan

Character Areas have been renamed as *land use categories* to eliminate confusion.

These updated land use categories provide clearer guidance for evaluating development proposals. Their descriptions and representative imagery help inform decisions regarding land use compatibility, character, and appropriateness.

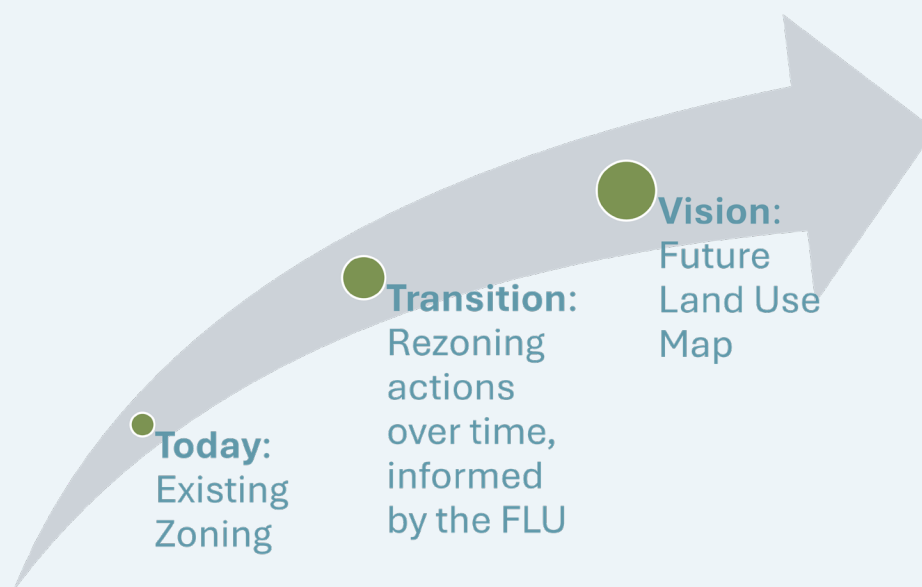
The goal is to ensure that new development aligns with existing and surrounding uses while maintaining a cohesive built environment in terms of design, site layout, and scale. Each Land Use Category corresponds to the descriptions provided in **Figure 5.6, Future Land Use Categories** on page 5-9.



RELATIONSHIP BETWEEN FUTURE LAND USE & PLACE TYPES (ZONING)

FUTURE LAND USE	<ul style="list-style-type: none"> ■ Best to be adaptable (broad categories for flexibility) ■ Guidance for growth and development through rezonings ■ Ensures compatibility between adjacent land uses ■ Identifies areas for commercial growth, environmentally-sensitive areas, places for transformation
PLACE TYPES (ZONING)	<ul style="list-style-type: none"> ■ Best to be rigid (more specific and parcel focused) ■ Enforceable by state law ■ Controls density (building height, lot size, etc.) and community character (architectural style, set backs, landscaping requirements, etc.) ■ Re-zonings must be consistent with the Future Land Use Map










HOW THESE TWO CONCEPTS ALIGN



BASTROP LAND USE CATEGORIES: GENERAL DESCRIPTIONS

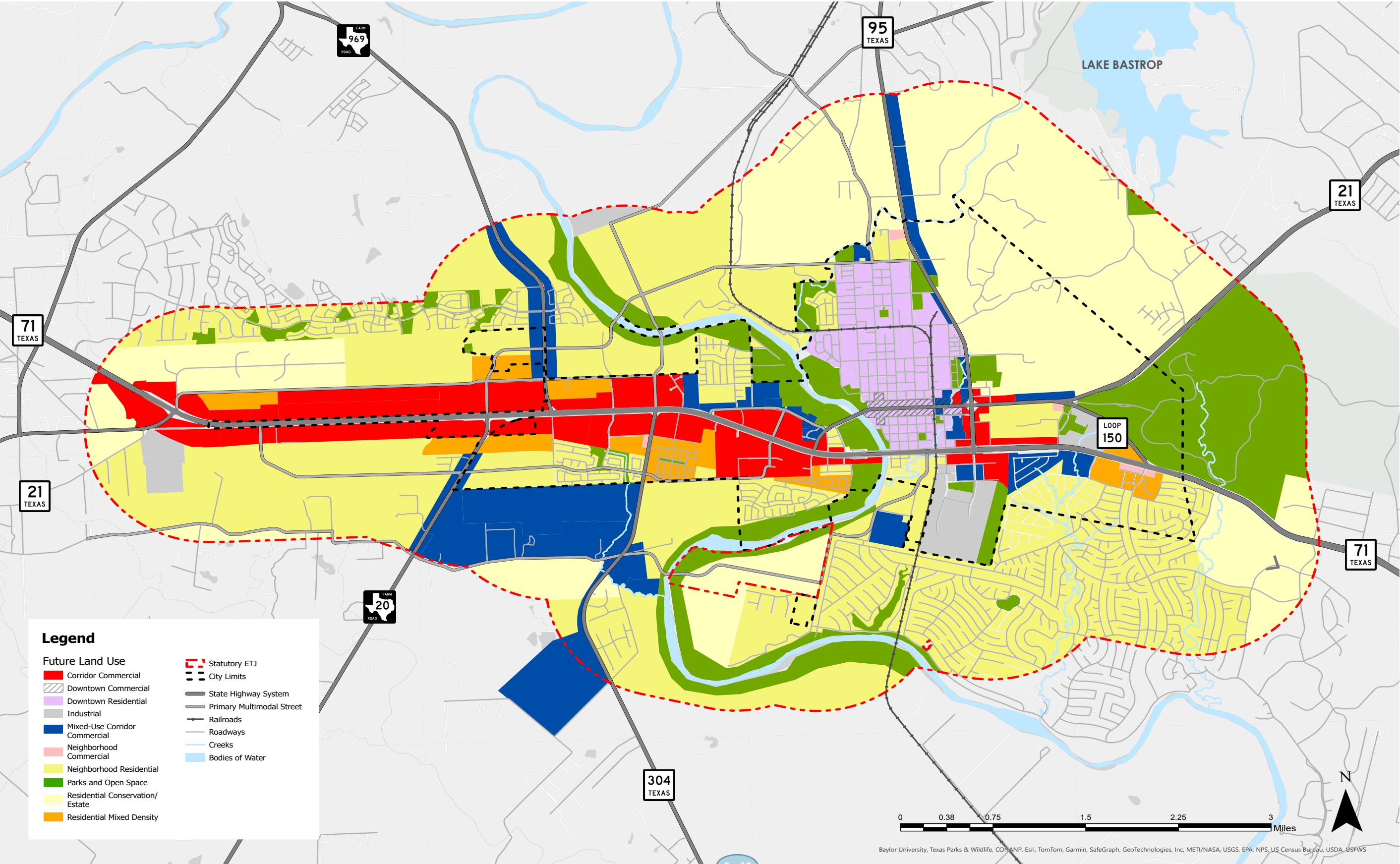
Figure 5.7, Future Land Use Map (2025) on page 5-10, illustrates nine land use categories within which certain types of building and site development should be promoted, and/or natural features preserved. Bastrop's Land Use Categories are described below.

FIGURE 5.6. FUTURE LAND USE CATEGORIES

NEW LAND USE CATEGORIES		DESCRIPTION	NOTABLE CHANGES FROM 2016 FRAMEWORK
	Parks and Open Space	Covers parks, greenways, conservation areas, and recreational lands.	No changes.
	Residential Conservation/ Estate	Protects low-density, large-lot residential areas, often with environmental or rural character considerations.	Stronger focus on conservation while still allowing large-lot residential development. <i>Previously Rural Residential.</i>
	Neighborhood Residential	Traditional single-family and low-density housing areas, ensuring neighborhood stability.	Traditional single-family and low-density housing areas, ensuring neighborhood stability. <i>Previously Neighborhood Residential.</i>
	Residential Mixed Density	Allows a blend of housing types (single-family, townhouses, small multifamily), promoting diverse living options.	Adds the missing middle options for diverse housing choices. <i>Previously Transitional Residential.</i>
	Neighborhood Commercial	Small-scale, pedestrian-friendly retail and services integrated within or adjacent to residential areas.	Emphasis on walkability, local-serving retail, and small-scale office uses. <i>Previously General Commercial.</i>
	Mixed-Use Corridor Commercial	A pedestrian-friendly mid-scale commercial designation that supports retail, office, service, and public/institutional uses with optional residential above.	Incorporates professional services, supports live work options to support employment centers. <i>Previously General Commercial and Public and Institutional.</i>
	Corridor Commercial	Auto-oriented retail, larger-scale commercial, and mixed-use developments along major roadways.	Targeted approach along main highway corridors. <i>Previously General Commercial.</i>
	Downtown Bastrop	A special district for historic downtown, mixed-use development, and walkable, pedestrian-friendly commercial and residential uses.	Area is specific to Old Town and Downtown. The hatched area shows the historic area.
	Industrial	Areas focused on job-generating uses such as business parks, office campuses, and industrial facilities.	Areas focused on job-generating uses such as manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities. <i>Previously Industry.</i>

FUTURE LAND USE MAP (2025)

FIGURE 5.7. FUTURE LAND USE MAP (2025)



FUTURE LAND USE DESCRIPTIONS

The FLUM is a key tool for guiding community growth. It visually represents preferred development patterns within the city limits and ETJ, helping to plan for growth and infrastructure. The updates were carefully designed to balance the community's vision, market realities, existing conditions, and public services.

Because the B3 Code is form-based, this framework emphasizes building design, site characteristics, and land use while considering the context of growth areas. The Plan Update reflects the community's desire for traditional residential development, more commercial and retail development, walkability where appropriate, tourism opportunities along the river, preservation of Old Town and Downtown, and more opportunities in the Arts and Cultural District.

USAGE AND INTERPRETATION

The FLUM shows general areas rather than specific properties. The colors on the map represent the community's vision for a balanced mix of land uses, but they are not exact boundaries. While the land use areas often follow property lines or streets, actual decisions consider factors like site details, compatibility, and timing. Since the designations are not tied to specific parcels, it's important to look at the area's existing conditions. If a major road or natural feature divides a land use area, it may be helpful to analyze the land based on these divisions. Staff and decision-makers should review development proposals to ensure they align with the plan. Proposed zoning should be evaluated based on the intent of the land use categories described in the following pages.

FIGURE 5.8. LAND USE CATEGORY DESCRIPTIONS

Land Use Categories	
Attribute	DEFINITIONS
Intent and Character	A general description of the desired intent and character of development.
Development Intensity Targets	Recommended density ranges and desired land use mix
Appropriate Land Use Types	Guidance for the primary, and in many cases, secondary uses that may be appropriate in certain areas.
Guidance and Interpretation	Recommendations for decision-making in regards to zoning proposals, location and site considerations, and interpretation.
Representative Imagery	Photo or graphic examples compatible with each land use category. These are intended to help provide a visual guide to the types of uses, structures, and scale that would be appropriate.
B3 Code Considerations	Guidance as to which established zoning district(s) may be most appropriate to implement the intent of the future land use category. This section also includes recommended considerations in a review or revision to the B3 Code, which may be warranted to fully achieve the envisioned character of each land use category.

DEVELOPMENT INTENSITY TARGETS

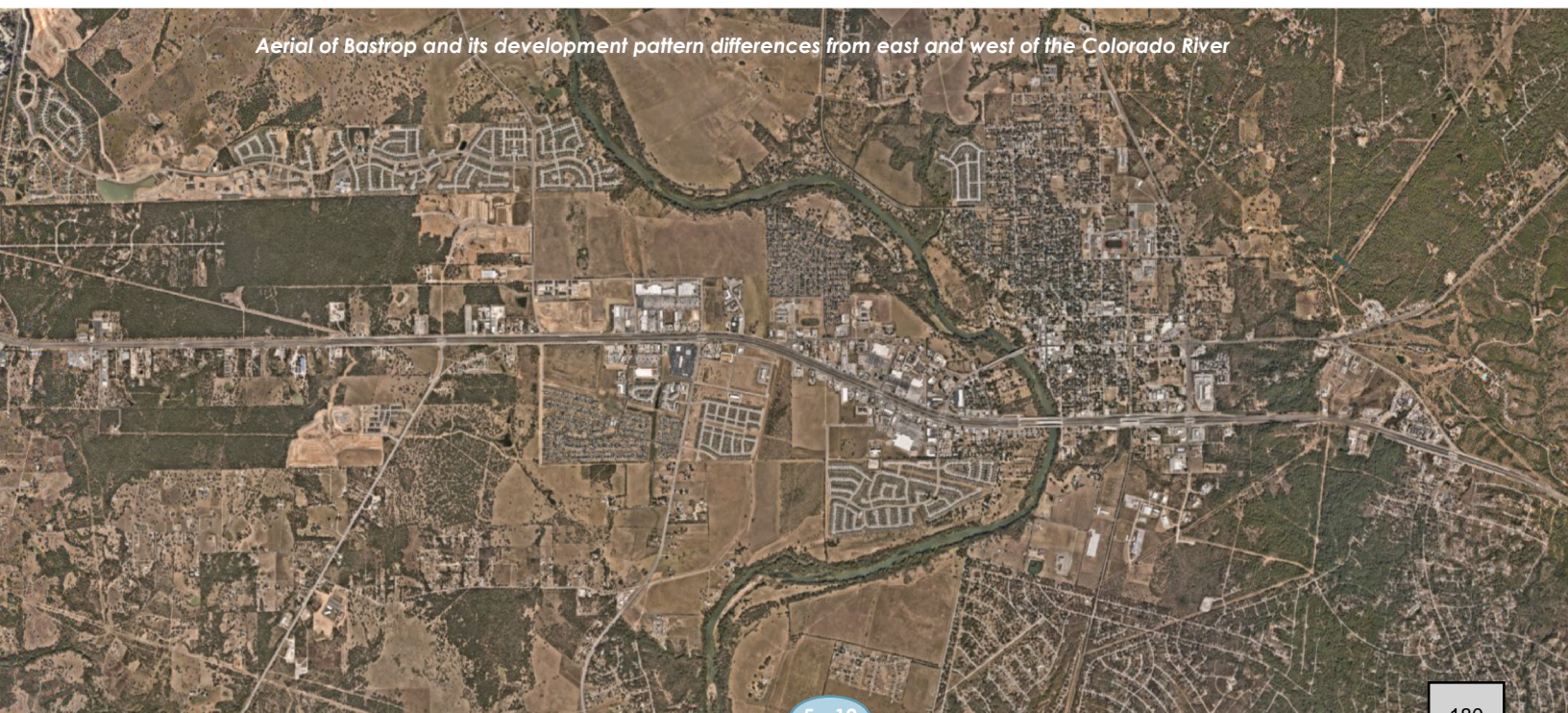
Most land use categories encourage a mix of uses to create balance and synergy. Each category has target densities and suggested residential-commercial percentages, but these are guidelines, not strict rules. These targets help assess zoning proposals and the overall mix of uses across larger areas rather than individual parcels.

Some developments may have a single use while still supporting the overall mix, especially if the parcel is too small for multiple uses. Timing also matters. Early developments in a mixed-use area may lean more residential based on market demand, but reducing commercial space should be carefully considered. Each proposal should be reviewed in context to ensure it aligns with the land use vision. Tools that provide clarity on land use and timing should be encouraged.

AMENDMENTS TO THE FUTURE LAND USE MAP

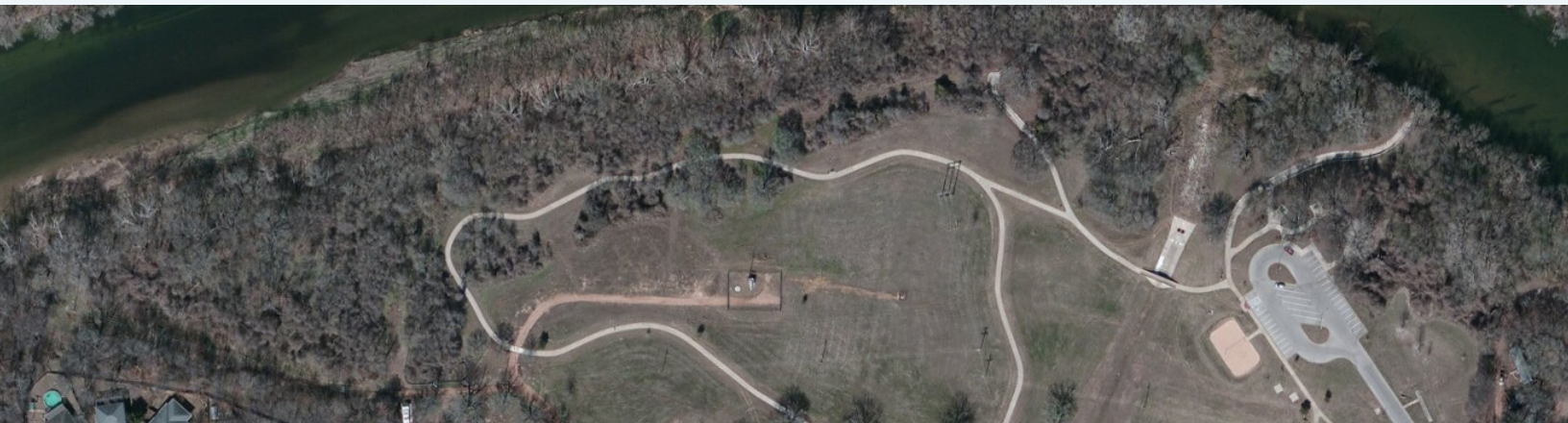
Development proposals that do not align with the FLUM must undergo an amendment before or during the rezoning process. City staff will evaluate consistency with the , and the amendment process will allow appointed and elected officials to consider the proposed change. All map amendment requests should be assessed for their impact on surrounding development patterns, infrastructure, and environmental conditions.

Aerial of Bastrop and its development pattern differences from east and west of the Colorado River



PARKS AND OPEN SPACE

MAP LEGEND:
 (Page 5-8)



The Parks and Open Space land use category should be applied to all tracts of substantial size designated for recreational use or conservation.



Parks and open spaces of smaller size may be incorporated into residential, commercial, and mixed-use character areas.

INTENT AND CHARACTER

The Parks and Open Space land use category incorporates public park land, trails, and open space, as well as privately owned areas that have been set aside for the protection of natural resources, or for the common use and enjoyment of their users. These areas provide balance of active and passive recreation areas, undeveloped land, conservation lands, and community gathering spaces.

DEVELOPMENT INTENSITY

- Development in these areas should prioritize preserving open space while allowing for recreational and community-oriented uses.
- Community parks with high visitor activity, such as sports complexes, should be located along collector or arterial roadways for adequate access.
- Park infrastructure should complement the surrounding character.
- Regional parks should emphasize natural landscapes with minimal built features.



APPROPRIATE LAND USES

Commercial: Limited appropriateness within parks and open spaces but highly appropriate adjacent to trails and community parks to encourage retail activation or recreational amenities such as cafés, bike shops/rentals, or visitor centers. Any commercial uses within parks should be small-scale and directly supportive of recreational functions.

Residential: Highly appropriate nearby to maximize access to parks and trails. Residential developments should include safe, well-connected pedestrian and bicycle routes to open spaces. Higher-density residential developments are particularly suitable adjacent to major parks and trail corridors to support active use.

Industrial: Limited appropriateness—not suitable within parks and greenways but may exist adjacent to open spaces with strict buffering requirements to minimize noise, visual, and environmental impacts. Parks and trails near industrial zones should incorporate landscaped buffers, sound barriers, and access controls to maintain recreational quality.

Institutional: Highly appropriate, particularly for public parkland, nature centers, schools, and community facilities that integrate educational, cultural, or recreational functions. Private land with public access easements can contribute to greenway systems, expanding connectivity.

Other: Parks, open spaces, and trails may incorporate stormwater management facilities from adjacent developments, but these should be designed as naturalized features that enhance aesthetics, support biodiversity, and maintain public access.

Features like detention ponds, bioswales, or wetlands should be integrated seamlessly into park landscapes.

GUIDANCE AND INTERPRETATION

- *Connectivity & Access:* Parks and open spaces should be easily accessible and visually connected to surrounding land uses. Avoid placing parks in isolated or leftover parcels with limited accessibility.
- *Buffering & Compatibility:* Use natural buffers, such as tree plantings, to minimize conflicts between active recreation areas and adjacent land uses.
- *Integration with Natural Features:* Floodplains and trail corridors should be prioritized for conservation and multi-use trail development.
- *Mobility & Safety:* Enhance pedestrian and bicycle accessibility near parks with wider sidewalks, crosswalks, and traffic calming measures.
- *Stormwater Design:* Stormwater facilities within greenways should complement the natural environment and maintain public access where feasible.

B3 CODE CONSIDERATIONS

Applies mostly to: P1 (Natural), P2 (Rural), and some P3 (Neighborhood)

- Encourage Park Dedications in Placetypes by requiring or incentivizing developers to dedicate land or fees-in-lieu for parks in new residential or mixed-use projects. Priorities may include:
 - Eight (8) Pocket Parks to serve middle and higher density areas (P3)
 - Three (3) Neighborhood Parks to meet local recreation needs (P1, P2)
 - Four (4) Community Parks to support larger gatherings and events (P1, P2)
- Create a park and green space development checklist for new developments to ensure all parks meet the city's recreational and aesthetic standards.

RESIDENTIAL CONSERVATION/ESTATE

MAP LEGEND:
 (Page 5-8)



Rural residential land use categories are intended to promote development that is compatible with agriculture, ranching, and other rural land uses.



Rural residential development patterns should incorporate preserved open space and productive agricultural/pasture lands.

INTENT AND CHARACTER

The Residential Conservation/Estate category is intended to preserve rural character while allowing for low-density residential development. These areas typically feature large-lot single-family homes, estate housing, or conservation subdivisions that integrate open space, agricultural land, and natural features. The intent is to minimize environmental impact, maintain scenic landscapes, and provide a transition between urban development and rural areas.

DEVELOPMENT INTENSITY

- Low-density residential development with lot sizes generally ranging from 1 to 5 acres or larger.
- Conservation subdivisions may allow for clustered housing to preserve open space.
- Minimal infrastructure requirements, with some areas relying on private wells and septic system.

B3 CODE CONSIDERATIONS

Applies mostly to: P1 (Natural), P2 (Rural)

- Integrate specific provisions into the B3 Code for rural preservation zones, limiting higher-density development in these areas and ensuring smooth transitions from urban to rural areas.
- Encourage gradual transitions in density to preserve Bastrop's rural and open spaces while supporting appropriate growth.

APPROPRIATE LAND USES

Commercial: Limited to low-intensity uses, such as equestrian facilities, bed and breakfasts, or agricultural-related retail that complement the rural character.

Residential: Primary land use, including estate homes, large-lot single-family housing, and conservation subdivisions.

Industrial: Limited appropriateness, not suitable within parks and greenways but may exist adjacent to open spaces with strict buffering requirements to minimize noise, visual, and environmental impacts. Parks and trails near industrial zones should incorporate landscaped buffers, sound barriers, and access controls to maintain recreational quality.

Institutional: Schools, churches, and community-serving facilities may be appropriate but should blend with the rural aesthetic and minimize impacts on surrounding properties.

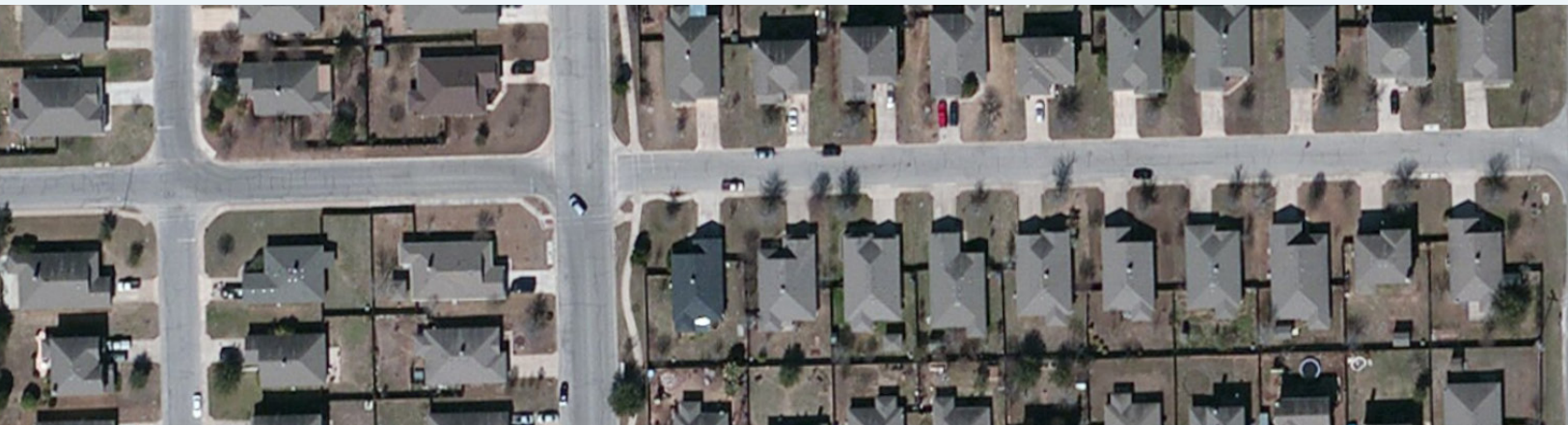
Agricultural and Open Space: Includes working lands, conservation areas, and natural buffers that enhance the rural landscape and limit conflicts between residential and agricultural uses.

GUIDANCE AND INTERPRETATION

- *Agricultural Compatibility:* Some lands within this category may continue to support farming, ranching, or agricultural operations, which can lead to nuisances such as noise, dust, and odors. To reduce conflicts, barns, pens, and storage facilities should be located as far from property lines as feasible. Future residents should be aware of Right-to-Farm protections that may limit nuisance complaints against existing agricultural operations.
- *Environmental Considerations:* Development should respect natural topography, water resources, and tree coverage. Conservation subdivisions should prioritize open space preservation and wildlife corridors.
- *Infrastructure and Access:* Roads and utilities should be designed to fit rural development patterns, with an emphasis on private drives, shared access points, and minimal street lighting to maintain the dark-sky environment.
- *Transitions to Urban Areas:* Where these areas border higher-intensity development, appropriate buffering and screening should be used to maintain the rural character and reduce conflicts.

NEIGHBORHOOD RESIDENTIAL

MAP LEGEND:
 (Page 5-8)



Future Neighborhood Residential development should incorporate building, site, and streetscape characteristics that enhance visual interest.



Examples of detached, single family homes.

INTENT AND CHARACTER

The Neighborhood Residential category is intended to support a variety of single-family housing options in a suburban setting with well-planned streets, green spaces, and community amenities. These areas provide a balance between residential development, open space, and connectivity, creating stable, long-term neighborhoods that foster a strong sense of community.

Development should preserve natural features where possible and encourage thoughtful transitions adjacent land uses, ensuring that new development is compatible with the surrounding character.

DEVELOPMENT INTENSITY

- Primarily single-family detached housing on a minimum lot size of 1/3 of an acre.
- Typical residential densities range from four to six units per acre (exclusive of ADUs) depending on infrastructure capacity, road access, and adjacent land uses.
- Development should integrate curvilinear or grid street layouts with sidewalks and trails to provide safe, accessible connections.

B3 CODE CONSIDERATIONS

Applies mostly to: P3 (Neighborhood)

- Introduce design standards and guidelines that limit urban-style features in neighborhoods with established low-density character.
- Establish transition zones between higher-density and low-density areas to preserve the small-town feel while accommodating growth.
- Create new overlay districts for mixed-use and multi-family developments in areas that can accommodate them without disrupting residential or commercial areas.

APPROPRIATE LAND USES

Residential: Predominantly single-family detached housing, with limited options for alternative single-family where appropriate (e.g., cottage homes, ADUs)

Commercial: Not appropriate.

Industrial: Not appropriate.

Institutional: Schools, places of worship, and community facilities are encouraged when designed to blend with the surrounding residential character.

Parks and Open Space: Parks, greenways, and storm water integrated open spaces should be incorporated to provide recreation and natural preservation opportunities.

GUIDANCE AND INTERPRETATION

- **Neighborhood Connectivity:** Streets should support efficient vehicular circulation while ensuring safe pedestrian access to parks, trails, and community spaces.
- **Transitions Between Uses:** Where residential areas meet other land uses, appropriate buffering, landscaping, and density transitions should ensure compatibility.
- **Green Space Integration:** Parks, open spaces, and natural buffers should be incorporated, especially near floodplains, drainage corridors, and environmentally sensitive areas.

- **Infrastructure Considerations:** New development must account for adequate road access, utility capacity, and stormwater management to avoid negative impacts on existing neighborhoods.
- **Preservation of Character:** Design standards should maintain neighborhood identity by encouraging consistent setbacks, architectural styles, and landscaping while allowing for some housing variety.
- **Established vs. New Neighborhoods:** Traditional neighborhoods tend to have lower densities and uniform housing types, whereas newer developments may incorporate greater housing diversity at slightly higher densities. When new neighborhoods are adjacent to established ones, careful consideration should be given to:
 - Density transitions – Gradual shifts in lot sizes and housing types to ensure compatibility.
 - Mobility impacts – Sidewalks, trails, and traffic-calming measures to enhance connectivity.
 - Design consistency – Architectural and landscaping elements that respect existing neighborhood character.

RESIDENTIAL MIXED DENSITY

MAP LEGEND:
 (Page 5-8)



Proposed Residential Mix-Use Development parameters should improve the compatibility of mixed housing types and densities.



Examples of multifamily housing including duplexes and four-plexes.

INTENT AND CHARACTER

The Residential Mixed Density category supports a variety of housing types, including single-family homes, townhouses, and small-scale multifamily developments. This designation encourages diverse living options and accommodates a range of household needs while maintaining compatibility with surrounding residential areas. It was previously referred to as Transitional Residential and serves as an important “missing middle” housing option.

Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Residential Mixed Density uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential, Neighborhood Commercial, of Mix-Use Corridor Commercial. Likewise, Residential Mixed Density may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

DEVELOPMENT INTENSITY

- Moderate density, with a mix of detached and attached housing options.
- Designed to provide seamless transitions between lower-density neighborhoods and higher-intensity residential or mixed-use areas.
- Encourages walkability and connectivity to nearby amenities, parks, and services.

B3 CODE CONSIDERATIONS

Applies mostly to: P4 (Neighborhood), contextually in P3 (Mix) or P5 (Core) depending on the surroundings.

- **Neighborhood Compatibility:** Transitions should be carefully managed to respect adjacent lower-density residential areas through setbacks, height limits, and buffering.

APPROPRIATE LAND USES

Residential: Single-family homes, townhouses, duplexes, triplexes, small-scale multifamily (e.g., garden-style apartments or four-plexes).

Commercial: Live-work units may be considered if carefully integrated and buffered.

Institutional: Schools, places of worship, and community facilities that support neighborhood life.

Parks and Open Space: Pocket parks, greenways, and shared community amenities to provide recreational opportunities and natural buffers.

GUIDANCE AND INTERPRETATION

- **Neighborhood Compatibility:** Transitions should be carefully managed to respect adjacent lower-density residential areas through setbacks, height limits, and buffering.
- **Connectivity and Walkability:** Developments should integrate sidewalks, trails, and pedestrian connections to encourage walkability and access to services.
- **Design and Scale:** Housing types should be appropriately scaled to fit within the surrounding neighborhood context, avoiding abrupt shifts in density.
- **Housing Diversity:** Encourages a mix of housing types to support a range of incomes, ages, and household sizes.
- **Infrastructure Considerations:** Adequate transportation, utilities, and stormwater management should be planned to accommodate increased density without negatively impacting existing neighborhoods.

NEIGHBORHOOD COMMERCIAL

MAP LEGEND:
 (Page 5 - 8)



New Neighborhood Commercial uses should be designed to provide better transitions between residential areas and high-intensity land uses.



Neighborhood commercial development is small in scale and serves surrounding residents - even if aesthetic improvements are warranted.

INTENT AND CHARACTER

Neighborhood Commercial areas provide small-scale, pedestrian-friendly retail and service options that support nearby residential neighborhoods. These areas are designed to be local-serving and easily accessible, fostering walkability and convenience while maintaining compatibility with surrounding residential development. This designation was previously in General Commercial but has been redefined to encourage a mix of retail, office, and service uses that align with neighborhood needs. Primarily located along multi-modal streets identified in the transportation plan to support transit access, pedestrian connectivity, and bike-friendly environments.

DEVELOPMENT INTENSITY

- Generally low- to moderate-intensity commercial development, with buildings designed to complement surrounding residential character.
- Encourages clustered, small-scale businesses rather than large standalone commercial centers.
- Typically located at key intersections, along neighborhood corridors, or within planned developments.

B3 CODE CONSIDERATIONS

Applies mostly to: Edge areas of P3 (Mix), P4 (Neighborhood)

- Set parking requirements that balance the needs of various types of development while supporting walkability and reducing congestion.
- Implement stronger design guidelines and review processes for development near historic or residential assets, ensuring compatibility with scale and context.

APPROPRIATE LAND USES

Commercial: Small retail shops, cafés, restaurants, personal services (e.g., salons, dry cleaners), and small-scale office spaces. Excludes uses such as bars, liquor stores, pawn shops, and other establishments that may negatively impact the residential character of the neighborhood.

Residential: Not a primary land use but may include mixed-use buildings with upper-story residential units where appropriate.

Industrial: Not appropriate, except for limited artisan or maker-space uses integrated within a mixed-use setting.

Institutional: Community-oriented uses such as daycare centers, co-working spaces, and small medical offices.

GUIDANCE AND INTERPRETATION

- *Pedestrian Orientation:* Development should prioritize walkability, with sidewalks, street trees, and pedestrian-scale lighting to create a welcoming environment.
- *Neighborhood Compatibility:* Design should reflect the character of surrounding residential areas, with appropriate building scale, setbacks, and landscaping. Consideration should be given to excluding uses such as bars and pawn shops that may disrupt the neighborhood's residential atmosphere.
- *Access and Connectivity:* Sites should be accessible by multiple modes of transportation, including walking, biking, and local transit where available.
- *Parking Considerations:* Parking should be located behind or beside buildings where possible, minimizing large surface lots that disrupt the pedestrian experience.
- *Mixed-Use Encouragement:* In some areas, integrating residential units above commercial spaces can enhance activity and provide housing diversity.

CORRIDOR COMMERCIAL

MAP LEGEND:
 (Page 5-8)



Large-format retail establishments that serve regional shopping needs. These stores are typically located along major corridors and are designed for high vehicle access and visibility



Examples of auto-oriented commercial such as large retailers and a large medical facility.

INTENT AND CHARACTER

Corridor Commercial areas provide larger-scale retail, services, and employment opportunities along state highways identified in the transportation plan. These areas accommodate auto-oriented businesses while also integrating multimodal access and pedestrian-friendly design where feasible. Corridor Commercial development serves both local and regional markets, offering a broader range of goods and services than Neighborhood Commercial areas.

DEVELOPMENT INTENSITY

- Moderate to high-intensity commercial development, typically located along major state highways and arterial roads.
- Designed for regional accessibility while incorporating elements that support multi-modal transportation.
- May include a mix of large retail centers, stand-alone businesses, and office developments.

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core), sometimes transitional P4 (Neighborhood Mix)

- Align street functionality standards with the 's vision for pedestrian-friendly and multi-modal streetscapes.
- Establish clear street infrastructure standards, including defined right-of-way widths and access provisions.

APPROPRIATE LAND USES

Commercial: Large and mid-size retail stores, shopping centers, restaurants, hotels, entertainment venues, and auto-oriented services (e.g., gas stations, car dealerships).

Residential: Not a primary use, but upper-story residential or nearby mixed-use developments may be appropriate.

Industrial: Light industrial and flex spaces may be allowed, particularly where compatible with commercial and office uses.

Institutional: Civic buildings, hospitals, educational facilities, and community services that support commercial activity.

GUIDANCE AND INTERPRETATION

- *Site Design and Layout:* While auto-oriented access is prioritized, buildings should still incorporate inviting facades facing the street, minimizing blank walls and integrating pedestrian-scale design elements.
- *Parking:* Traditional suburban parking is located in front of buildings to allow for easy access from the highway. However, parking areas should still include landscaping and pedestrian connections to improve aesthetics and walkability.
- *Lot Configuration:* Large commercial parcels should provide internal circulation and connectivity to adjacent properties where possible, reducing congestion on major roadways.
- *Buffering and Transitions:* When adjacent to residential areas, appropriate landscaping, fencing, and step-down transitions in building scale should be used to mitigate impacts.
- *Signage and Aesthetic Considerations:* Signage should be appropriately scaled, and architectural design should be consistent with community character to maintain an attractive commercial corridor.

MIXED-USE CORRIDOR COMMERCIAL

MAP LEGEND:
 (Page 5-8)



A Mixed-Use Corridor Commercial supports dynamic development area along key corridors that supports a mix of commercial, office, residential, and institutional uses.



This category encourages active ground-floor uses, integrated public spaces, and context-sensitive design that supports complete neighborhoods and community-serving businesses.

INTENT AND CHARACTER

The Mixed-Use Corridor Commercial category supports a pedestrian-friendly, well-planned development that blends retail, office, and residential uses in a vibrant corridor environments. These areas are envisioned as dynamic, complete neighborhoods that foster a strong sense of place. Development is intended to be flexible, focused on pedestrian activity, building-street relationships, and public life. These areas serve as community hubs that provide goods, services, and employment opportunities for surrounding neighborhoods.

This category promotes an active, walkable environment with development that supports multi-modal access and context-sensitive site design. It accommodates public and institutional uses such as libraries, schools, and civic buildings and may include upper-floor residential or live-work units where appropriate. Uses that are incompatible with the intended community character, such as bars, pawn shops, or heavy commercial activity, are discouraged or restricted.

DEVELOPMENT INTENSITY

- Moderate to high, depending on the surrounding context.

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core), P4 (Neighborhood Mix)

- Encourage the creation of overlay districts that allow for adaptable commercial and employment uses, such as retail, office, light industrial, and maker spaces, especially in transitional areas between residential neighborhoods and higher-intensity corridors. These overlays should support context-sensitive flexibility while maintaining compatibility with adjacent development.
- Encourage vertical and horizontal mixed-use development, with active ground floors and residential or office uses above.
- Support moderate setbacks and landscape buffering along corridors, while promoting internal pedestrian connections between buildings, parking areas, and public spaces.
- Require transitions and buffers between corridor commercial and adjacent residential neighborhoods, using setbacks, landscaping, and step-down building heights.
- Encourage low- to mid-rise buildings with a focus on form, facade articulation, and visibility from the public right-of-way.

- *Allows multi-story mixed-use development, typically with commercial on the ground floor and office or residential above.*
- *Intended to evolve with market needs, offering flexibility without compromising compatibility.*

APPROPRIATE LAND USES

Commercial: Retail and office uses that are context-sensitive to the corridor (neighborhood to regional scale). Personal services, restaurants (excluding drive-thru-only), co-working spaces, and hotels. Ground-floor activation encouraged.

Residential: Middle housing types such as townhomes, cottage courts, lofts, and apartments integrated into walkable environments. Residential above commercial is encouraged. Stand-alone apartments may be considered only where pedestrian access and connectivity are strong.

Industrial: Not appropriate, though maker spaces or light creative production may be conditionally permitted if compatible with form and context.

Institutional: Civic and public facilities, such as libraries, clinics, and educational/training facilities.

Recreational: Parks, plazas, open spaces, trails, and water quality features should be integrated into the development fabric to support public gathering and walkability.

GUIDANCE AND INTERPRETATION

- *Site Design and Layout:* Flexible building configurations should allow for adaptation to different uses over time. Buildings should address the street and create a walkable, pedestrian-friendly frontage.
- *Multi-modal Connectivity:* Sites should be connected to sidewalks, transit routes, and bike facilities.
- *Parking:* Should be designed to accommodate various business needs, with shared parking strategies encouraged to maximize efficiency. Excessive surface parking should be avoided.
- *Buffering and Transitions:* When located near residential areas, appropriate screening, landscaping, and step-down building heights should be implemented to minimize conflicts.

DOWNTOWN BASTROP

MAP LEGEND:
 (Page 5-8)



The Downtown Bastrop land use category will accommodate the existing residential and local commercial beyond historic Main Street.



Examples of historic structures in a downtown setting.

INTENT AND CHARACTER

The Downtown Bastrop category represents the city's historic and cultural core, supporting a vibrant, walkable environment with a mix of commercial, residential, cultural, and civic uses. This category includes two distinct subareas: historic residential neighborhoods that should retain their residential character, and a commercial code that accommodates a mix of retail, services, and potentially residential uses.

The FLUM reflects this distinction by applying the Downtown Bastrop category across the area and identifying the commercial core with a hatching overlay. The broader category prioritizes preservation both historic structures and established neighborhoods, ensuring that new development enhances the area's character while allowing for context-sensitive growth and revitalization.

DEVELOPMENT INTENSITY

- Medium density development that respects the scale and character of Downtown Bastrop.
- New development should respect historic structures and neighborhood patterns, ensuring a cohesive, pedestrian-friendly environment.
- Encourage mixed-use buildings that integrate ground-floor retail, offices, and residential units while maintaining a pedestrian-oriented environment.

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core)

- Expand preservation districts to include areas at risk of losing their historic character due to development pressures.
- Prevent high-intensity development near significant historic areas through special review or permitting.

APPROPRIATE LAND USES

Commercial: Small-scale retail, boutique shops, restaurants, professional offices, and creative workspaces.

Residential: A mix of lofts, townhomes, live-work spaces, and established single-family housing that aligns with the historic character of Downtown and Old Town.

Adaptive Reuse & Office Conversion: Older homes may transition to professional offices, studios, or small business spaces, preserving their historic charm while supporting economic activity.

Institutional: Government buildings, libraries, cultural facilities, and museums.

GUIDANCE AND INTERPRETATION

- *Adaptive Uses:* Encourage adaptive reuse of historic properties for offices, professional services, and mixed-use spaces while retaining architectural character.
- *Context Sensitive:* Support context-sensitive residential development that blends with the existing fabric of Downtown and Old Town.
- *Parking:* Parking for residential uses may be permitted in the front. Commercial parking should be located at the side or rear to maintain an active and visually engaging streetscape. Promote shared parking solutions where feasible to reduce surface lots and enhance walkability.
- *Street Design:* Streets should prioritize pedestrians, with wide sidewalks, shade trees, and outdoor gathering areas.
- *Connectivity:* Strengthen connections between key destinations through wayfinding signage and cohesive urban design elements.

INDUSTRIAL

MAP LEGEND:
 (Page 5-8)



Available sites remain in the Bastrop Industrial Park to support the recommended uses in the Industrial land use category area.



INTENT AND CHARACTER

The Industrial category is designated for job-generating uses such as manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities. It may also encompass technology hubs, research and development (R&D) facilities, and other innovation-driven industries, supporting economic growth and employment opportunities in the area.



DEVELOPMENT INTENSITY

- *Light Industrial:* Less disruptive to residential or commercial areas, often involving less noise, pollution, and traffic.
- *Heavy Industrial:* More intensive uses that might include large factories, chemical plants, or manufacturing facilities.
- *Mixed-Use Industrial:* Combining industrial uses with other types of development, such as commercial, often in urban areas or within redevelopment zones.



Business parks, public utility operations, and outdoor storage areas are appropriate in the Industry character area..

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core)

- PDDs (Planned Development Districts) could be used here to establish custom standards, transitions, and buffer zones between incompatible uses.

APPROPRIATE LAND USES

Commercial: Offices, professional services, and support retail for employees.

Residential: Residential and live-work uses may be conditionally appropriate within light industrial areas, especially in rural or suburban settings where industrial activity is low-impact, such as artisan manufacturing, tech assembly, or warehousing. However, residential uses should be avoided in or adjacent to heavy industrial areas involving noise, emissions, or high traffic volumes. Compatibility should be evaluated based on operational intensity, environmental impact, and access to infrastructure.

Industrial: Light to moderate industrial, film production studios, high-tech manufacturing, and logistics facilities with proper buffering from non-industrial areas.

Institutional: Manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities.

GUIDANCE AND INTERPRETATION

- *Location:* Employment Centers are strategically located along state highways and major roadways identified in the transportation plan for easy freight, workforce, and commuter access.
- *Parks and Open Space:* Business parks and office campuses should incorporate green spaces, pedestrian pathways, and sustainable design elements.
- *Buffering/Transition:* Industrial and production facilities should be buffered from adjacent residential areas with landscaping and screening.
- *Multimodal Access:* These areas should be well-served by major roadways, transit routes, and freight corridors to support workforce accessibility and logistics.
- *Parking & Loading:* Adequate off-street parking and loading areas should be provided, with separate truck access where applicable to reduce conflicts.
- *Site Layout & Design:* Business parks and office campuses should incorporate green spaces, pedestrian pathways, and sustainable design elements.

TOOLS FOR COMMUNITY IMAGE

BASTROP'S CERTIFICATE OF AUTHENTICITY

Preserving Bastrop's unique character requires a comprehensive strategy that embraces its natural environment, cultural heritage, and community values. While the physical form of the built environment plays a role, sustaining Bastrop's identity extends beyond architecture alone.

PROTECTING HISTORIC FABRIC AND CULTURAL HERITAGE

Bastrop's rich history is reflected in its downtown, neighborhoods, the Colorado River, and iconic landmarks. To maintain this heritage:

- Policies should encourage the preservation of historic buildings and structures through incentives for restoration and adaptive reuse.
- Heritage tourism efforts can showcase Bastrop's past, drawing visitors to experience its unique identity and historical significance.
- Efforts should prioritize retaining authentic cultural elements rather than allowing gentrification to alter Bastrop's historical roots.
- Investing in sidewalks that connect public spaces and natural resources to promote social interaction.
- Streetscape standards such as landscaping and lighting, can further enhance the aesthetic appeal of Bastrop.

PRESERVING THE PINEY WOODS AND HOUSTON TOAD HABITAT

Bastrop is home to the Piney Woods ecosystem and the endangered Houston Toad, both of which are vital to the region's ecological balance and identity. To preserve these assets:

- Conservation easements, habitat restoration programs, and partnerships with environmental groups can help protect sensitive areas.
- Trail systems and parks should be designed to provide recreational opportunities while safeguarding critical habitats.
- Educational programs can promote awareness about the Houston Toad and the importance of environmental stewardship.

SUPPORTING A VIBRANT LOCAL ECONOMY

A thriving local economy built on small-scale enterprises and locally-owned businesses is essential to Bastrop's character. To support this:

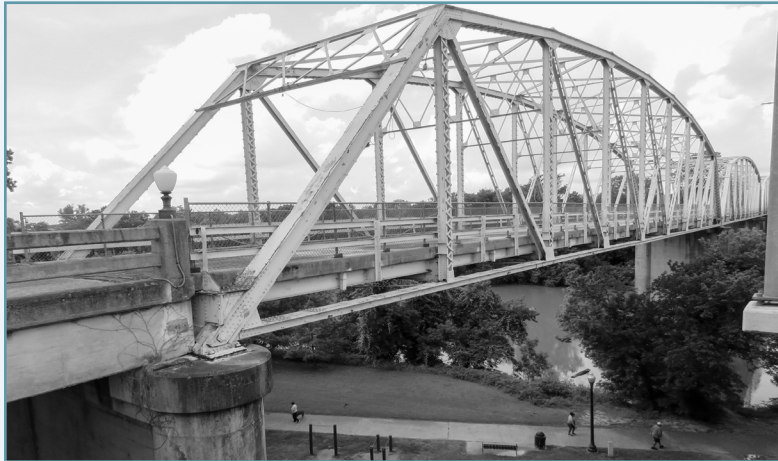
- Incentives for local businesses, artisan markets, and cultural events can encourage entrepreneurship while strengthening community ties.
- Encouraging locally owned businesses in downtown and key activity centers helps foster a sense of place to enhance walkability and mobility

PROMOTING HERITAGE AND COMMUNITY EVENTS

Promoting cultural and community events in downtown Bastrop is crucial to maintaining its unique identity and fostering social connections. To support this:

- Organizing festivals, parades, and seasonal events can celebrate Bastrop's rich heritage and attract visitors.
- Supporting local artists, musicians, and performers can enhance the cultural vibrancy of the downtown area.
- Collaborations with local businesses and organizations can ensure these events reflect the town's values and traditions.

By blending historic preservation, environmental protection, economic vitality, improved mobility, and promoting heritage events, Bastrop can maintain its small-town character while adapting to future growth in a way that celebrates its past, protects its environment, and fosters a strong sense of community.



Photos from Bastrop that capture the town's cultural heritage, historical depth, and emotional connection with residents.

BEST PRACTICES FOR PLANNED DEVELOPMENT DISTRICTS (PDDs)

CITY OF FRISCO

PDDs FOR MIXED-USE AND WALKABILITY

Best Practice: Frisco's Planned Development (PD) Ordinance integrates PDDs into their by requiring them to align with specific place types such as Urban Centers, Mixed-Use, or Transit-Oriented Developments (TODs).

- *Require clear design standards in PDDs, including pedestrian-friendly streets, mixed-use compatibility, and transitions between residential and commercial.*
- *Use Form-Based Code elements in PDDs to ensure walkable, aesthetically cohesive developments.*

Example: Frisco Square (a PDD-designed walkable district with retail, offices, and residential uses).

CITY OF MCKINNEY

PDD PERFORMANCE STANDARDS

Best Practice: McKinney requires that PDDs meet performance-based zoning criteria, ensuring compatibility with nearby development through land use intensity, connectivity, and design.

Establish a review framework that requires PDD proposals to demonstrate how they:

- *Support goals and FLUM.*
- *Provide measurable public benefits, such as infrastructure improvements or park space.*
- *Include a phased development plan with clear timelines.*

Example: McKinney's District 121, a business and entertainment district, uses PDD zoning with strict architectural and connectivity standards.



Downtown McKinney, TX

CITY OF ROUND ROCK

PDDs FOR EMPLOYMENT AND INNOVATION

Best Practice: Round Rock's PDDs support employment centers and industrial growth while ensuring compatibility with residential areas through buffering, landscaping, and traffic management.

- *Create Employment-Based PDDs that allow for a mix of office, light industrial, and business park uses.*
- *Require that industrial and commercial PDDs include green buffers and enhanced infrastructure, similar to Round Rock's strategy.*

Example: Round Rock's La Frontera PDD, a mixed-use employment and residential center near major highways.



New Braunfels, TX

CITY OF NEW BRAUNFELS

PDDs FOR CONSERVATION AND OPEN SPACE

Best Practice: New Braunfels uses PDDs to protect environmentally sensitive areas while allowing controlled development. These PDDs integrate parks, trails, and conservation easements into the land use framework.

- Establish Conservation-Oriented PDDs that require open space dedication, tree preservation, and waterway protection.
- Use PDDs as a tool for clustered development, keeping sensitive areas intact while allowing for housing or commercial uses.

Example: The Veramendi PDD, a master-planned community that integrates nature preservation with mixed-use development.

RECOMMENDATIONS FOR BASTROP'S PDDs

DEFINE PDD CATEGORIES

- Mixed-Use PDDs (similar to Frisco & McKinney) for downtown areas and corridors.
- Employment & Innovation PDDs (like Round Rock) to attract business and light industry.
- Conservation-Based PDDs (like New Braunfels) to protect Bastrop's natural resources.

UPDATE PDD REVIEW CRITERIA

- Require a public benefit statement (e.g., infrastructure upgrades, parks, affordable housing).
- Establish performance measures (traffic impact, open space requirements, pedestrian access).

ENHANCE COMPATIBILITY STANDARDS

- In historic or scenic areas, require PDDs to follow strict architectural guidelines (like Georgetown).
- Use buffering and transition zones for PDDs near single-family neighborhoods.

INCORPORATE FORM-BASED CODE PRINCIPLES

- Require building form, street design, and walkability elements in PDD approvals.
- Limit excessive parking lots and encourage shared parking and pedestrian-friendly layouts.



GOALS AND OBJECTIVES

Chapter 5, Land Use and Community Image update establishes the City's policies for future land use and development. Recommended code updates are tied to these policies and serve as the primary tools for achieving the City's preferred development vision. These ordinance initiatives are also consolidated into a handful of Land Use and Community Image goals and objectives. Many of these goals and objectives can be directly applied to zoning decisions or amended to align with updates to the development code. The land use categories referenced in this chapter correspond to those established in the City's development code, where specific land uses and standards apply.



Two of the three homes pictured above were constructed after 2000 in accordance with locally adopted design guidelines. The image illustrates how provisions on building scale and placement (and in this case architectural style) can be transferred to Neighborhood Commercial or Mix-Use Corridor Commercial land use category through ordinance amendments.

FIGURE 5.9. LAND USE AND COMMUNITY IMAGE, GOALS, OBJECTIVES & STRATEGIES

GOAL 5.1: UTILIZE THE FUTURE LAND USE PLAN AND B3 CODE PLACE TYPES TO GUIDE DEVELOPMENT AND REDEVELOPMENT DECISIONS IN BASTROP AND ITS ETJ.
Objective 5.1: Ensure all development decisions are aligned with the adopted Future Land Use Plan and Place Types
Strategy 5.1.1: Interpret and apply the recommendations of the Future Land Use Plan, and other applicable provisions of the Plan Update to applications and other solicitations of City support that are related to land use or development in the City of Bastrop's area of jurisdiction.
Strategy 5.1.2: Pro-actively implement Future Land Use Plan recommendations through the initiation of ordinance amendments or special studies.
Strategy 5.1.3: Direct new development in alignment with the City's long-term growth potential strategy as depicted in the Growth Potential Map.
Strategy 5.1.4: Regularly evaluate plan consistency and update tools to reflect evolving land use trends and community feedback.

COMMUNITY IMAGE.

FIGURE 5.9. LAND USE AND COMMUNITY IMAGE, GOALS, OBJECTIVES & STRATEGIES

GOAL 5.2: ENHANCE COMMUNITY CHARACTER BY USING CONTEXT-SENSITIVE REGULATIONS OR INCENTIVES
Objective 5.2: Ensure all development decisions are aligned with the adopted Future Land Use Plan and Place Types
Strategy 5.2.1: Establish overlay districts (e.g., historic preservation, neighborhood conservation, river districts) to reinforce the identity and character of Bastrop's neighborhoods.
Strategy 5.2.2: Engage residents in identifying key neighborhood character elements to inform overlay districts and conservation efforts.
Strategy 5.2.3: Encourage the inclusion of public art, culturally reflective design, and placemaking elements in new development and redevelopment through voluntary guidelines, incentives, and partnerships with local artists and cultural groups.
Strategy 5.2.4: Implement stronger design standards and guidelines for new developments near historical assets to ensure compatibility with Bastrop's heritage, including transitional zoning standards to protect low-density residential areas.
GOAL 5.3: EXPAND PARK ACCESS BY INTEGRATING RECREATIONAL OPPORTUNITIES INTO LAND DEVELOPMENT.
Objective 5.3: Expand park and river access by integrating recreational opportunities into land development.
Strategy 5.3.1: Use development regulations to require or incentivize the dedication of land or fees-in-lieu for neighborhood parks and trail corridors in new subdivisions.
Strategy 5.3.2: Using the Parks Master Plan, identify priority areas for trail and park connectivity and integrate them into the City's development review process.
Strategy 5.3.3: Strengthen open space requirements for residential developments to preserve natural features and provide recreational amenities.
Strategy 5.3.4: Enhance public access to the Colorado River through new park amenities, trails, and public entry points
Strategy 5.3.5: Partner with regional and state agencies to improve recreational infrastructure and wayfinding along the riverfront.
Strategy 5.3.6: Identify key opportunity sites for riverfront development that balances public access, environmental conservation, and floodplain management.
GOAL 5.4: PROTECT THE UNIQUE CHARACTER OF LOW-DENSITY NEIGHBORHOODS AND MAINTAIN THE CITY'S SMALL-TOWN ATMOSPHERE.
Objective 5.4: Guide growth and development in a way that protects Bastrop's historical, cultural, and environmental assets.
Strategy 5.4.1: Direct growth away from key historical and environmental assets (i.e., Colorado River and Houston Toad Habitat) east of the Colorado River, promoting sustainable development patterns to the west.
Strategy 5.4.2: Implement buffer zoning standards between higher-density and low-density areas to preserve Bastrop's small-town character while accommodating growth and preserving historic assets.
Strategy 5.4.3: Use design guidelines and place type regulations to ensure new development reinforces the small-town character and scale of Bastrop.
Strategy 5.4.4: Coordinate land use and conservation planning to protect ecological and cultural landscapes.
GOAL 5.5: PROMOTE BALANCED, CONTEXT-SENSITIVE DEVELOPMENT THAT RESPECTS THE CHARACTER OF ESTABLISHED NEIGHBORHOODS AND COMMUNITY EXPECTATIONS.
Objective 5.5: Encourage growth patterns that preserve natural assets and reflect the community's vision for appropriate development locations.
Strategy 5.5.1: Establish development limits east of the Colorado River, ensuring that new development focuses on preserving the river corridor, floodplain, and natural habitat while encouraging growth to the west.
Strategy 5.5.2: Encourage growth to the west where infrastructure and future land use plans support long-term development.
Strategy 5.5.3: Update zoning to ensure clarity regarding where mixed-use developments are appropriate, while maintaining the integrity of established residential neighborhoods.
Strategy 5.5.3: Maintain the integrity of established residential neighborhoods through context-sensitive zoning and development standards.

IMPLEMENTATION

FINAL GUIDANCE

The updated goals and strategies for the **Chapter 2: Community Growth** and **Chapter 5: Land Use and Community Image** reflect a thoughtful response to shifts in development trends, community feedback, and the City's desire to move away from a form-based code approach.

The 2025 Plan Update aims to guide growth in a way that is more flexible, context-sensitive, and aligned with Bastrop's values and long-term vision. Revisiting the planning framework, land use categories, and goals served as a way to recalibrate and manage future growth. Though limited in scope, the Plan Update will influence other plan elements such as infrastructure, transportation, and economic development.

Implementation should be coordinated with the broader plan and prioritized based on:

- *Timing and location of development activity;*
- *Availability of funding and staff resources;*
- *Opportunities for partnerships and grants; and*
- *Alignment with ongoing or upcoming planning efforts.*

NEXT STEPS

To put this Plan Update into action, the following next steps are recommended for City Council and staff consideration:

1. **Align Decision-Making with Updated Goals.**

Ensure that all components of the plan, including the Growth Principles, Growth Policies (Chapter 2) and the Goal, Objectives, and Strategies outlined throughout, are consistently used to inform development decisions such as zoning changes, subdivision approvals,

annexations, and infrastructure investments. Staff reports and recommendations should explicitly reference the updated goals as part of the evaluation criteria.

2. **Prepare Targeted Amendments to the Zoning Code.**

While the Plan Update moves away from a form-based approach, the B3 Code and zoning map should be refined to better reflect the new direction. Priority updates could include:

- *Clarifying where and how mixed-use development is appropriate;*
- *Establishing development limits and conservation overlays east of the Colorado River; and*
- *Enhancing open space and buffer requirements to protect neighborhood character.*

3. **Coordinate Across Plan Elements and Departments.**

As such, implementation should be coordinated with:

- *Upcoming capital improvement planning efforts;*
- *Park and trail connectivity priorities from the Parks Master Plan;*
- *Infrastructure capacity assessments in target growth areas.*

4. **Develop an Implementation Matrix.**

A tracking tool will support transparency and accountability, consider creating a matrix that links each goal and objective to:

- *Lead departments or staff roles;*
- *Suggested timelines (short, mid, or long term);*
- *Potential funding sources; and*
- *Key performance indicators for tracking progress.*

5. Continue Community and Stakeholder Engagement.

The City should engage neighborhood groups, developers, and regional partners to:

- Communicate the purpose and direction of the updated land use strategy;
- Build consensus around conservation and growth priorities;
- Identify challenges and opportunities for implementation.

6. Reassess Regularly.

- As Bastrop grows and evolves, the land use framework should remain a living tool. Annual reviews, coordinated with budgeting and CIP discussions, can help assess progress, identify needs, and adjust strategies based on new development patterns, market shifts, or community feedback.

