

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



July 01, 2026

Agenda - Historic Landmark Commission at 6:00 PM

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

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

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

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider and act to approve meeting minutes from the June 17, 2026, Special Historic Landmark Commission Meeting.

Alondra Macias, Planner I, Development Services Department

3B. Consider and act on a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

Submitted by: Alondra Macias, Planner I, Development Services Department

3C. Consider and act on a Certificate of Appropriateness for a band sign, and change in color of paint on a commercial building within the Bastrop Commercial National Register of Historic District, located at 925 Main Street, being 0.107 acres out of Building Block 4, West of Water Street within the City Limits of Bastrop.

Submitted by: Alondra Macias, PlannerI, Development Services Department

3D. Consider and take possible action on a recommendation to the City Council to increase Incentives for Local Historic Landmarks, under Section 14.09.013 of the Bastrop Development Code, Historic Preservation Ordinance.

Submitted by: Brittany Epling, Senior Planner

3E. Consider and take possible action on a recommendation to the City Council to amend Article 14.09, Historic Preservation, to increase penalties for the demolition of a Historic Landmark without a permit and for work performed without a required Certificate of Appropriateness, and to establish procedures consistent with Texas Local Government Code Section 315.006.

Submitted by: Brittany Epling, Senior Planner

4. DISCUSSION WITH POSSIBLE ACTION

4A. Discussion pertaining to the Local Designations, Local Historic Districts and Certified Local Government.

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the Thursday, June 25, 2026 at 6:00 p.m. and remained posted for at least two hours after said meeting was convened.

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



Historic Landmark Commission STAFF REPORT

MEETING DATE: July 1, 2026

TITLE:

Consider and act to approve meeting minutes from the June 17, 2026, Special Historic Landmark Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Planner I, Development Services Department

ATTACHMENTS:

- June 17, 2026, Meeting Minutes

HISTORIC LANDMARK COMMISSION

SPECIAL MEETING MINUTES

June 17, 2026

The City of Bastrop Historic Landmark Commission met on Wednesday, June 17, 2026, at 6:00 PM in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 PM.

Commissioners:

Samuel Bennett	Present
Lisa Laky, Vice-Chair	Present
Susan Long	Present – Arrived at 6:17 pm.
Blake Kaiser, Chair	Present
Gary Moss	Present
Janean Whitten	Absent
Cheryl Long	Present

City Council Liaison:

Cynthia Meyer Present

Staff:

Alondra Macias	Present
Brittany Epling	Present
Nicole Peterson	Present
James E. Cowey	Present

2. CITIZEN COMMENTS

Rob Dougherty, resident at 1404 Church Street, voiced his concerns about the Allen - Bell house located at 1408 Church Street, Bastrop, TX 78602 and the possible future demolition and the importance of preserving the history of Bastrop.

Tom Palamina, resident at 1508 Church Street, voiced his concerns about the Allen - Bell house located at 1408 Church Street, Bastrop, TX 78602 and the possible future demolition and the importance of preserving the history of Bastrop and the possibility of the house to be refurbished and restored.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

HISTORIC LANDMARK COMMISSION

SPECIAL MEETING MINUTES

June 17, 2026

- 3A. Consider and act to approve the meeting minutes from the April 1, 2026, Regular Historic Landmark Commission Meeting.

Commissioner Gary Moss made a motion to approve the meeting minutes from the April 1, 2026, Regular Historic Landmark Commission meeting minutes. Commissioner Samuel Bennett seconded the motion. The motion passed unanimously.

- 3B. Consider and act on a Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1021 Main Street, being 0.167 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop.

Commissioner Cheryl Long made a motion to approve the Certificate of Appropriateness for a blade sign on a commercial building within the Bastrop Commercial National Register of Historic District, located at 1021 Main Street, being 0.167 acres out of Building Block 5, West of Water Street within the City Limits of Bastrop. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

4. DISCUSSION

- 4A. Discussion pertaining to the Allen - Bell house located at 1408 Church Street, Bastrop, TX 78602.

The commission received information pertaining to the Allen - Bell house located at 1408 Church Street. The commission addressed their concerns with the demotion of the residence and the possibilities they had as a commission.

- 4B. Discussion pertaining to the Klockman-Elzner House/Prince Elzner House located at 1303 Pecan Street, Bastrop, TX 78602.

The commission received information pertaining to the Certificate of Appropriateness that was approved in 2024 for the Klockman-Elzner House/Prince Elzner House located at 1303 Pecan Street, Bastrop, TX 78602.

- 4C. General discussion on the Historical Homes located in the City Limits of Bastrop.

The commission discussed historic homes and requested that staff bring back an item for individual consideration to increase the incentives that are being offered to the property owners of structures that are locally designated. The commission also requested another item for individual consideration to be the penalty fees and the possibility of increasing them. The commission requested the items to be brought forward to the Regular Historic Landmark Commission Meeting in July.

- 4D. Discussion pertaining to the process of becoming a Certified Local Government.

The commission discussed the possibility of becoming a Certified Local Government and the local historic designations of homes that are not currently locally designated but have

HISTORIC LANDMARK COMMISSION SPECIAL MEETING MINUTES

June 17, 2026

state and/or national designations and requested that staff receive directions from City Council for what they want to move forward with and based on direction given to staff the item to be brought forward to the Regular Historic Landmark Commission Meeting in August.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 7:14 PM. Commissioner Lisa Lakey seconded the motion. The motion passed unanimously.

Blake Kaiser
Commission Chair

Lisa Lakey
Commission Vice-Chair



STAFF REPORT

MEETING DATE: July 1, 2026

TITLE:

Consider and act on a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I, Development Services Department

ITEM DETAILS:

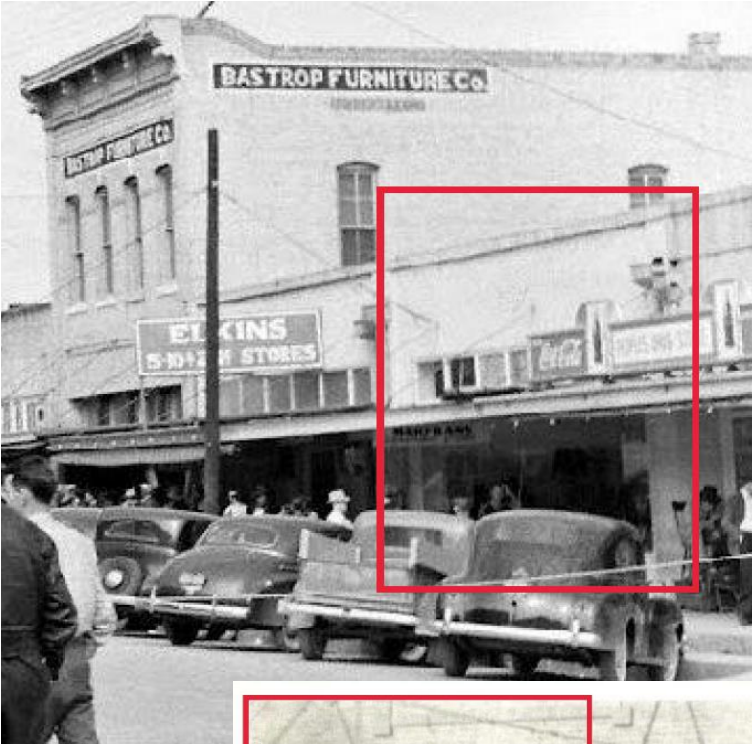
Site Address:	1005 Main Street
Property Owner:	Twohey's Dream LLC
Applicant	Scranton Twohey
Current Use:	Commercial/Retail
Existing Zoning:	GC-General Commercial
Designations:	Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner at 1005 Main Street is proposing to remove the existing awning supported by columns and replace with a building supported awning, similar to the awning at 1007 Main Street.



The awning is a more recent addition to the building that is not compatible with the historical downtown appearance. The storefront has changed over time, as the photo below from 1942 seems to show a continuous flat roof awning across several of the storefronts.



T-9 The Oldest Drug Store in Texas, Bastrop, Texas

The Applicant believes that the original transom windows are underneath the wood above the awning and may open them back up. If any other changes are made to the façade, the changes would have to come back for a Certificate of Appropriateness.



The applicant is proposing to remove the existing awning and replace with an awning that will project 10 feet from the building (4.75 feet into the right-of-way) at a height of 8 feet. The awning would span a total of 28 feet along the store front width.

The proposed awning will utilize a painted metal roof panel system supported by steel tension rods attached to the existing façade. Existing eye hooks will be preserved and incorporated into the new design where feasible. The underside of the awning will be finished with reclaimed beadboard paneling to maintain a traditional appearance compatible with the historic character of the building and surrounding downtown streetscape. All exposed materials will be finished in colors and textures appropriate to the historic district.

POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer, or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 14.09.010 (F) Criteria for Approval of Certificate of Appropriateness (COA)

- 1) In considering an Application for a Certificate of Appropriateness (COA), the Historic Landmark Commission shall be guided by any locally adopted design standards, and where applicable, the following from the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. Any adopted design standards and Secretary of the Interior's Standards shall be made to the property owners of historic landmarks.

Applicable criteria

- a) **Every reasonable effort shall be made to adapt the property in a manner which requires minimal Alteration of the Building, Structure, object, or Site and its environment.**

- b) The distinguishing original qualities or character of a Building, Structure, object, or Site and its environment shall not be destroyed. The Removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- c) All buildings, Structures, objects, and Sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
- d) Changes that may have taken place in the course of time are evidence of the history and Development of a Building, Structure, object, or Site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- e) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a Building, Structure, object, or Site shall be kept to the greatest extent practical.
- f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other Building or Structures.
- g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- h) For building materials, architecture standards, architectural details, massing for a variety of building types, see the design guidelines.**
- i) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any Project.
- j) Contemporary design for Alterations and Additions to existing properties shall not be discouraged when such Alterations and Additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.**
- k) Wherever possible, new Additions or Alterations to buildings, Structures, objects, or Sites shall be done in such a manner that if such Additions or Alterations were to be removed in the future, the essential form and integrity of the Building, Structure, object, or Site would be unimpaired.**

RECOMMENDATION:

Consider and act to approve a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

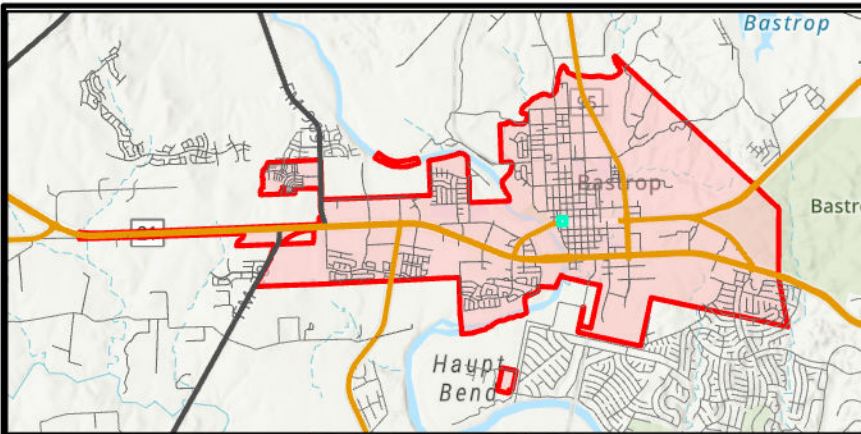
ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Existing and Proposed Conditions
- Attachment 3 – Sample of Materials
- Attachment 4 – Demolition Reasoning

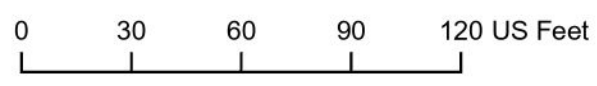


Attachment 1 Notification Map

1005 Main Street - PID #33484



6/25/2026



Scale: 1:629

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 boundaries between private and public property. This map is general in nature and is not for navigational purposes.

Existing Conditions:



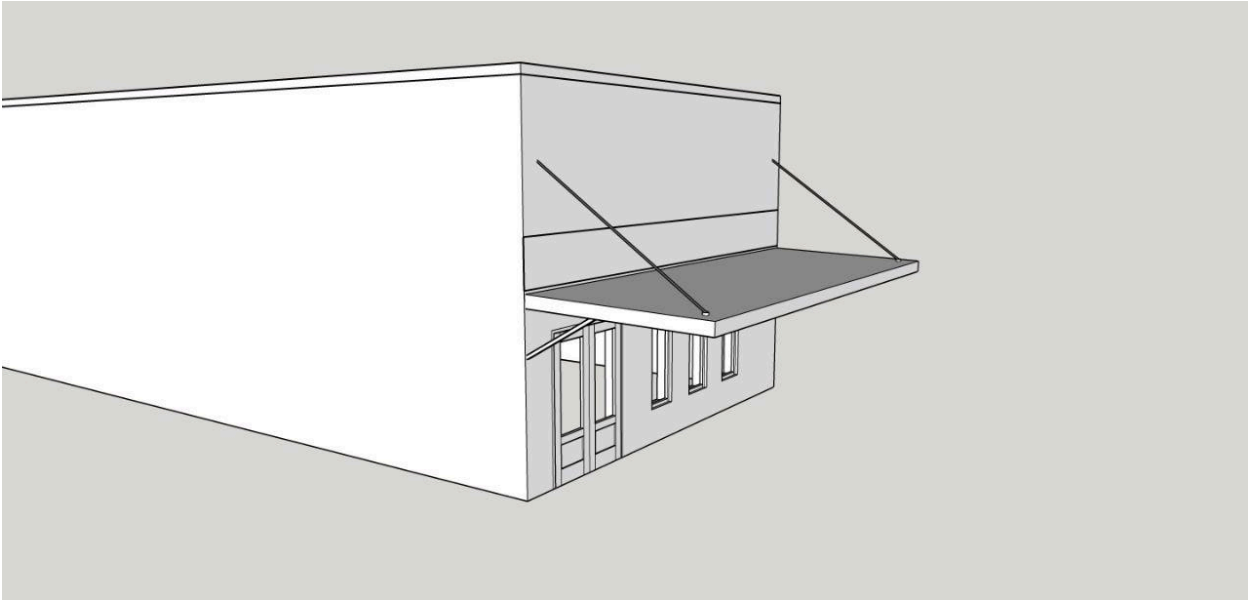
Existing Conditions:



Existing Conditions:



Proposed Changes:



Proposed Changes:



Proposed Changes:



Samples of materials to be used

Property Address: 1005 Main Street, Bastrop, Texas

The proposed awning will utilize a painted metal roof panel system supported by steel tension rods attached to the existing façade. Existing eye hooks will be preserved and incorporated into the new design where feasible. The underside of the awning will be finished with reclaimed beadboard paneling to maintain a traditional appearance compatible with the historic character of the building and surrounding downtown streetscape. All exposed materials will be finished in colors and textures appropriate to the historic district.

Demolition Reasoning

Property Address: 1005 Main Street, Bastrop, Texas

The existing sidewalk awning at 1005 Main Street has experienced significant structural deterioration and is no longer considered safe. Inspection of the structure has revealed cracked and separated wood framing members, failed beam connections, and extensive weathering of the supporting timbers. Several structural components have visibly shifted or split, compromising the integrity of the awning.

Because the awning extends over a public sidewalk in Bastrop's Historic District, its deteriorated condition presents a potential hazard to pedestrians, tenants, visitors, and adjacent properties. Given the extent of the deterioration and the failure of key structural connections, removal of the awning is necessary to eliminate the safety risk.

This request is limited to the removal of the existing awning structure only. No demolition of the historic building is proposed. The work will be performed carefully to avoid damage to the historic façade, and any exposed areas will be repaired and maintained in a manner consistent with the building's historic character.

Removal of the awning is being requested solely to address a hazardous condition and protect public safety.



STAFF REPORT

MEETING DATE: July 1, 2026

TITLE:

Consider and act on a Certificate of Appropriateness for a band sign, and change in color of paint on a commercial building within the Bastrop Commercial National Register of Historic District, located at 925 Main Street, being 0.107 acres out of Building Block 4, West of Water Street within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Alondra Macias, Planner I, Development Services Department

ITEM DETAILS:

Site Address: 925 Main Street
 Property Owner: Germer Holdings LLC
 Agent: Lorenzo Llana
 Current Use: Commercial/Office Space
 Existing Zoning: GC-General Commercial
 Designations: Structure in the Bastrop Commercial National Register Historic District

BACKGROUND/HISTORY:

The business occupying 925 Main Street, Germer Insurance Services, is interested in putting up a 6mm aluminum composite band sign. The band sign's total square footage measures 24.61 square feet and will be placed above the existing windows and awning. The sign is a CNC computer routed 3/16ths acrylic sign that will be pin mounted to the front façade of the building. 1/8th inch diameter. The applicant also intends to paint the exterior of the building a light gray.

The applicant has moved into the building recently and will also be doing an interior remodel for the bathroom and kitchen area. At the time of their remodel being completed they will be able to receive their Certificate of Occupancy.

The front of the building as it exists is shown below:



The proposed signage is shown below:



The proposed changes to the front facade are shown below:



POLICY EXPLANATION:

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RECOMMENDATION:

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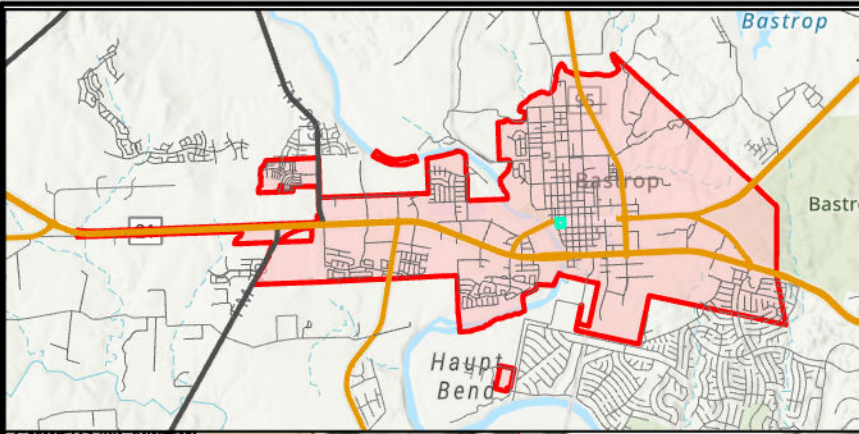
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Sign Details
- Attachment 3: Building Layout



Attachment 1 Notification Map

925 Main Street - PID #73722



Chestnut St

Chestnut St

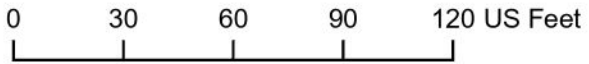


Main St

Main



6/25/2026



Scale: 1:629

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GERMER INSURANCE STORE FRONT SIGN

Item 3C.

Sign Specs

CNC computer routed 3/16ths acrylic. Primed and painted to customer specs with Sherman Williams paint. Pin mounted to front of building. 1/8th inch diameter aluminum pin mounts will be 1 inch off the wall, silicone sealed with tight penetration holes.

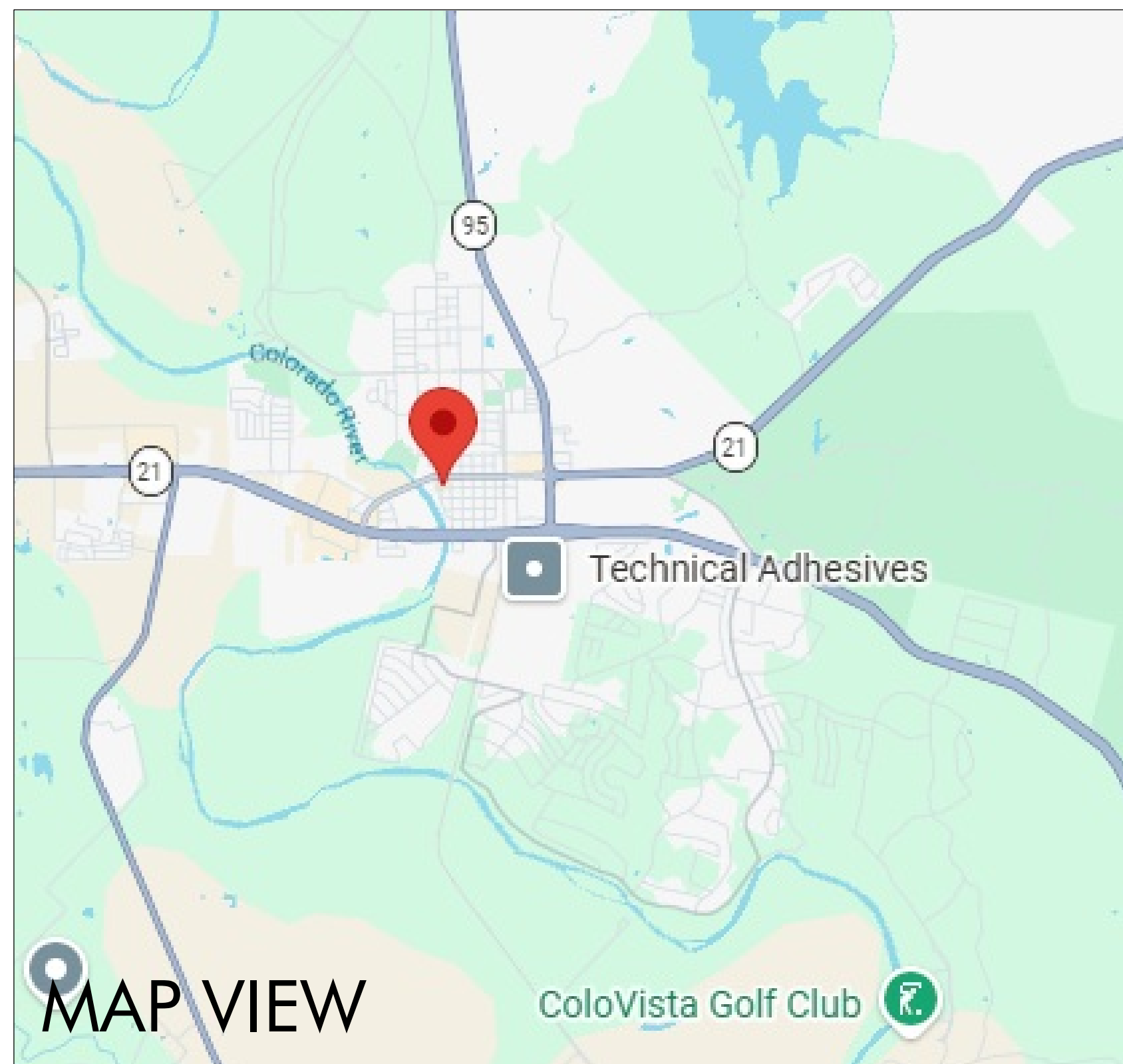


198" in WIDE X 51.35" in HIGH

925 Main St. Tenant Build-out

CONTRACTOR

T.B.D.



SCOPE OF WORK

Interior commercial office tenant build-out in an existing Group B office space. Scope includes selective interior demolition, removal of existing built-ins/cabinets/trim, bathroom gut/remodel work, new non-structural interior office partitions, new framed openings, drywall patching and finishing, trim, built-ins, painting, minor electrical revisions, minor Interior HVAC adjustments, flooring refinishing, countertop replacement, and general cleanup.

Existing office use and Group B occupancy classification to remain. No increase in total office floor area, calculated occupant load, building footprint, or impervious cover is proposed

DESIGN DATA:

EXISTING OCCUPANCY GROUP: B / MIXED USE R
 PROPOSED OCCUPANCY GROUP: B / MIXED USE R
 NO WORK IS PROPOSED OUTSIDE THE OFFICE TENANT IMPROVEMENT AREA UNLESS SPECIFICALLY SHOWN.

EXISTING OFFICE AREA: ±2,704 SF
 PROPOSED OFFICE AREA: ±2,704 SF

CHANGE OF USE: NO
 CHANGE IN OCCUPANCY GROUP: NO
 CHANGE IN BUILDING FOOTPRINT: NO
 CHANGE IN IMPERVIOUS COVER: NO
 EXTERIOR WORK: NO

STRUCTURAL WORK: NO, UNLESS SPECIFICALLY NOTED AND ENGINEERED
 TYPE OF CONSTRUCTION: EXISTING TYPE V, FIELD VERIFY

CODE COMPLIANCE

ALL MATERIALS, WORKMANSHIP, DESIGN & CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS & THE FOLLOWING APPLICABLE CODES AS ADOPTED BY THE CITY OF BASTROP, TEXAS.

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2023 NATIONAL ELECTRICAL CODE
- TEXAS ACCESSIBILITY STANDARDS, AS APPLICABLE
- CITY OF BASTROP LOCAL AMENDMENTS AND ORDINANCES

HISTORIC NOTE:
 INTERIOR TENANT IMPROVEMENTS ONLY. MINOR EXTERIOR WORK (PAINT & LOGOS)
 SIGNAGE, STOREFRONT MODIFICATIONS, WINDOW / DOOR REPLACEMENT, SITE WORK, BUILDING ADDITION, OR ALTERATION
 TO PUBLICLY VISIBLE HISTORIC FEATURES IS PROPOSED.

Layout Page Table		
Label	Title	Comments
A-0.00	TITLE PAGE	NTS
SP-1.00	SITE PLAN	1" = 12'
A-1.00	DEMO PLAN	1/4" = 1'
A-1.01	PROPOSED PLAN	1/4" = 1'
O-1.00	EXISTING OCCUPANCY	1/4" = 1'
O-1.01	PROPOSED OCCUPANCY	1/4" = 1'
A-3.00	WALL DETAILS	NTS
LS-1.00	LIFE SAFETY & EGRESS	1/4" = 1'
LS-1.01	ADA NOTES	1/2" = 1'
A-6.00	CONCEPT RENDERS	NTS
A-6.01	CONCEPT RENDERS	NTS
A-6.02	CONCEPT RENDERS	NTS
A-6.03	CONCEPT BATHROOM	NTS
A-6.04	CONCEPT CONFERENCE	NTS
A-6.05	CONCEPT KITCHEN	NTS
A-6.06	CONCEPT KITCHEN	NTS
A-6.07	KITCHEN BIRDSEYE	NTS
A-6.08	OFFICE BIRDSEYE	NTS
A-6.09	EXTERIOR SIGNAGE	NTS
A-6.10	EXTERIOR SIGNAGE	NTS

SITE LEGAL DESCRIPTION:

925 MAIN ST.
 BUILDING BLOCK, BLOCK 4 W W ST, ACRES 0.107
 BASTROP, TX, 78602

THE PROPERTY DOES NOT LIE WITHIN THE DESIGNATED 100 OR 500 YEAR FLOODPLAIN

DATE: 5/12/2026

DRAWINGS PROVIDED BY:

AARON LYTAL
 CONTACT: 713-302-4456
 AARON@3DHomeDesigns.com
 WWW.3DHomeDesigns.com

COA SUBMITTAL

TITLE PAGE

PAGE TITLE:

DRAWINGS PROVIDED FOR:

925 Main St. Tenant Build-out
 925 Main St
 Bastrop, Tx, 78602

SCALE: NTS

SHEET: A-0.00

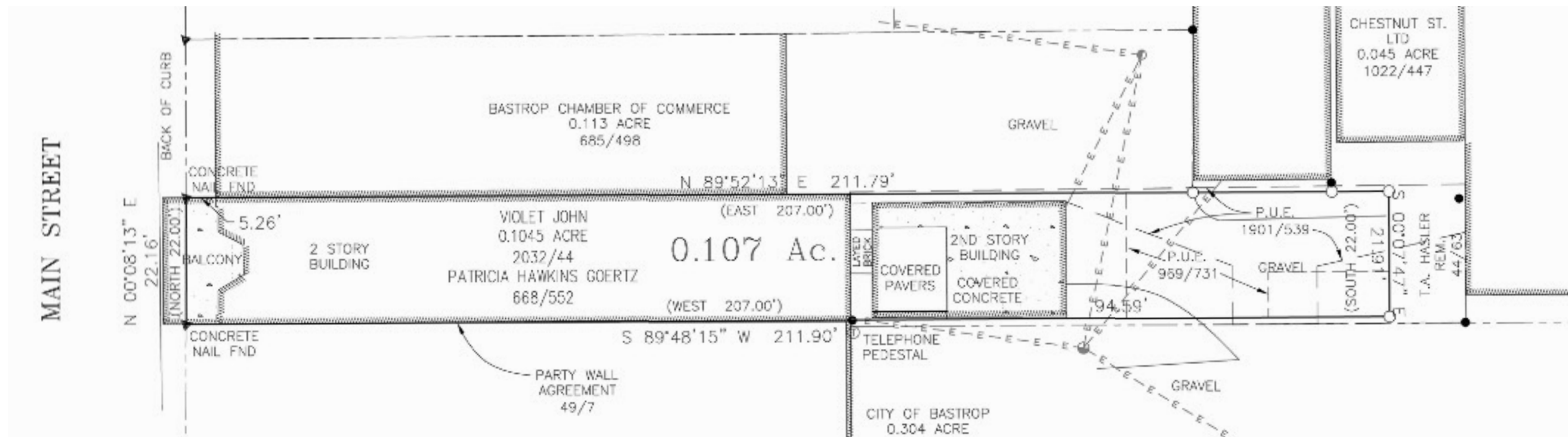


EXISTING STREET VIEW

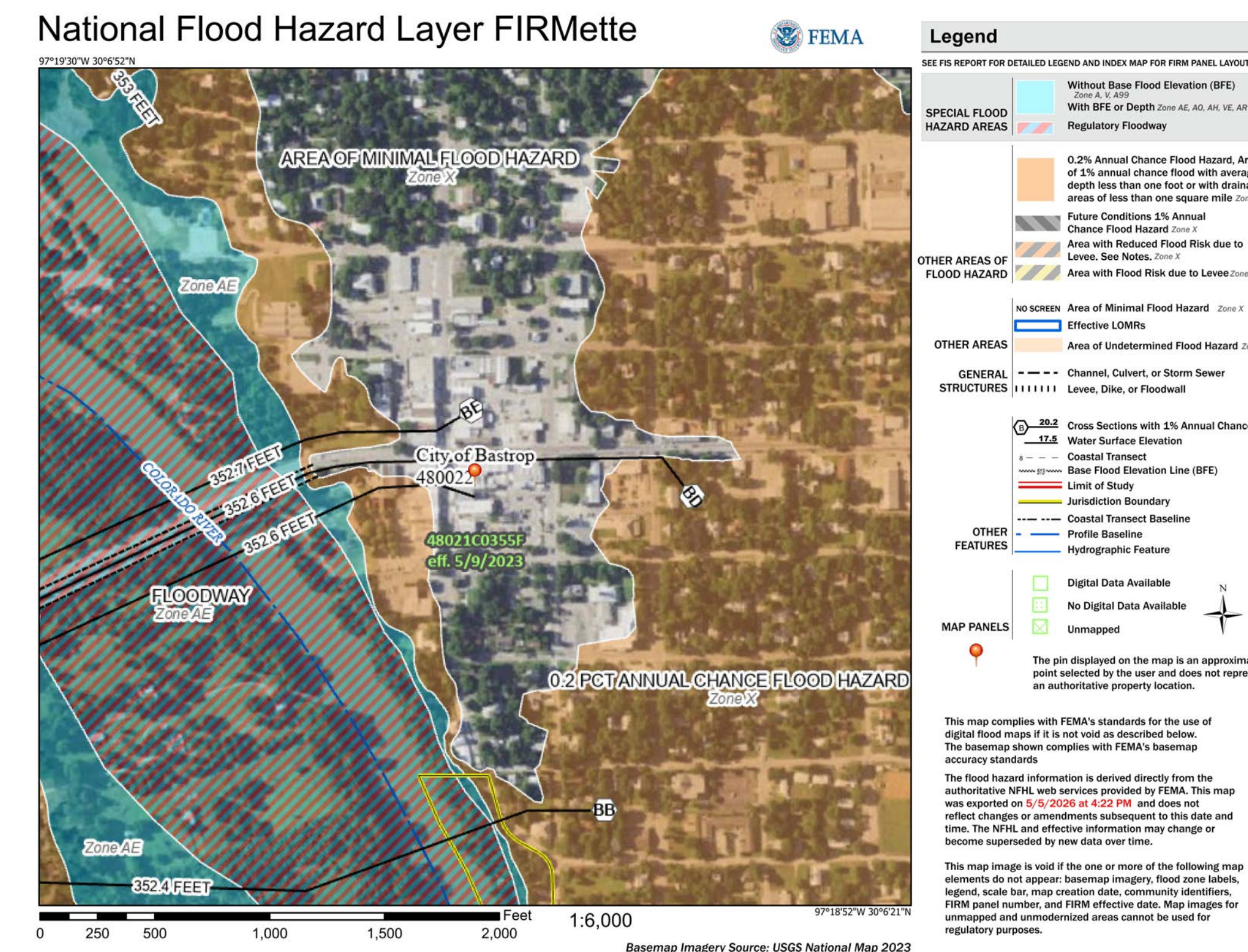
DATE: 5/12/2026

DRAWINGS PROVIDED BY:
AARON LYTAL
CONTACT: 713-302-4456
AARON@3DHomeDesigns.com
WWW.3DHomeDesigns.com

COA SUBMITTAL



NO IMPACT TO
EXISTING IMPERVIOUS
COVERAGE
or
IMPACT TO EXISTING
EXTERIOR/FACADE
HISTORICAL VALUE



SITE LEGAL DESCRIPTION:

925 MAIN ST.
BUILDING BLOCK, BLOCK 4 W W ST, ACRES 0.107
BASTROP, TX, 78602

THE PROPERTY **DOES NOT** LIE WITHIN THE DESIGNATED 100 OR 500 YEAR FLOODPLAIN

SITE PLAN

DRAWINGS PROVIDED FOR:
925 Main St. Tenant Build-out
925 Main St
Bastrop, Tx, 78602

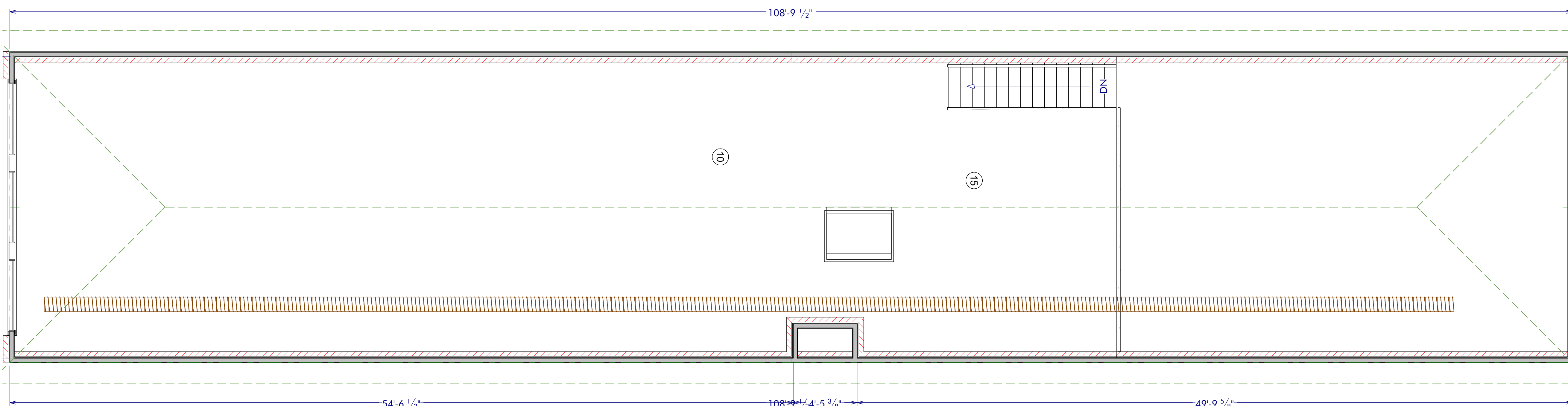
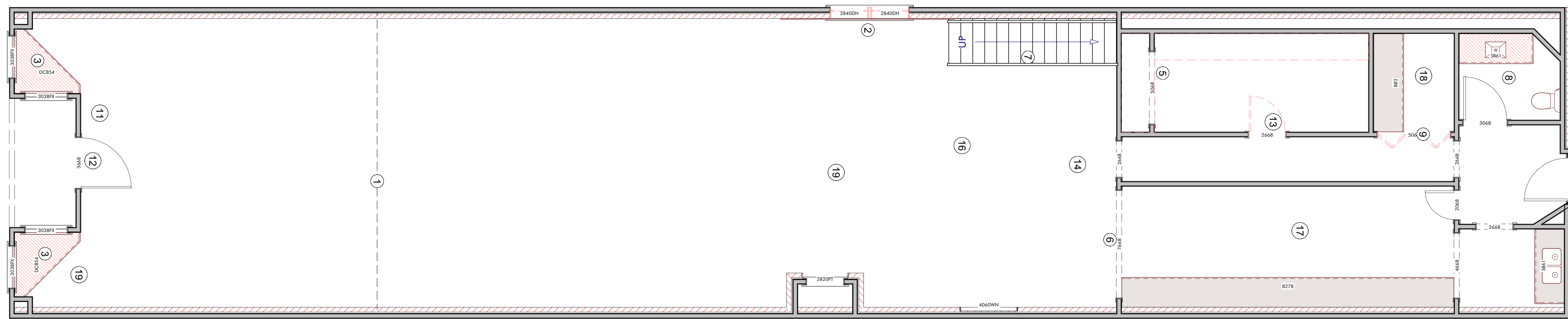
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SHEET: SP-1.00

DATE: 5/12/2026

DRAWINGS PROVIDED BY:
AARON LYTAL
 CONTACT: 713-302-4456
 AARON@3DHomeDesigns.com
 WWW.3DHomeDesigns.com

COA SUBMITTAL



DEMO NOTES	
①	REMOVE EXISTING INTERIOR FENCE PARTITION REMOVE ANY CONDUIT ALONG FENCE WALL. COORDINATE FINAL ROUTING ALONG NEW PROPOSED PARTITION WALLS
②	REMOVE EXISTING FAUX WINDOW DETAIL
③	REMOVE EXISTING BUILT IN ENTRY CABINET
④	REMOVE OR OPEN EXISTING ENCLOSURE/WALL AREA AROUND BOXED-IN HVAC COMPRESSOR LOCATION AS REQUIRED FOR NEW LAYOUT. EXISTING STRUCTURAL MEMBERS TO REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE.
⑤	DEMO EXISTING CABINETRY
⑥	FRAME IN EXISTING OPENING FOR NEW HINGED DOOR UNIT
⑦	REMOVE EXISTING HANDICAP CHAIR LIFT AND ASSOCIATED MOUNTING COMPONENTS. PATCH ADJACENT SURFACES AS REQUIRED.
⑧	DEMO DOWNSTAIRS BATHROOM FINISHES AND FIXTURES FOR NEW BATHROOM RENOVATION. PROTECT PLUMBING AS REQUIRED
⑨	DEMO EXISTING BI-FOLD DOOR
⑩	REMOVE EXISTING DECORATIVE MEDALLIONS FROM BEADBOARD CEILING. SALVAGE AND REPLACE/PATCH ALL AREAS WHERE REMOVAL OCCURRED TO MATCH.
⑪	REMOVE EXISTING SCALLOP & PENCIL TRIM AT INTERIOR OF ENTRY
⑫	REPLACE ENTRY DOOR GLASS PANEL ONLY DUE TO PREVIOUS TENANT SANDBLASTED LOGO / GRAPHIC. EXISTING ENTRY DOOR, FRAME, OPENING, LOCATION, SIZE, HARDWARE CONFIGURATION, AND STOREFRONT / FACADE CONFIGURATION TO REMAIN UNCHANGED. NEW GLASS TO BE CLEAR SAFETY GLAZING TO MATCH EXISTING APPEARANCE AS CLOSELY AS PRACTICABLE.
⑬	REMOVE EXISTING DOOR & JAMB, FINISH OUT WITH NEW DRYWALL
⑭	REMOVE AND REPLACE DIMMER SWITCHES WITH NEW SLIDING DIMMERS
⑮	REMOVE/RELOCATE EXISTING OVERHEAD TRACK LIGHTING COMPONENTS AS REQUIRED TO PROVIDE DIRECT LIGHTING TO NEW OFFICE AREAS.
⑯	PREPARE EXISTING CONCRETE FLOOR FOR NEW STAIN/REFINISH
⑰	REMOVE EXISTING KITCHEN COUNTERTOPS WHERE REPLACEMENT IS PROPOSED.
⑱	REMOVE EXISTING MECHANICAL CLOSET CABINET COUNTERTOPS WHERE REPLACEMENT IS PROPOSED.
⑲	REMOVE MISCELLANEOUS ABANDONED FASTENERS, BRACKETS, TRIM, BLOCKING, AND SURFACE-MOUNTED ITEMS MADE OBSOLETE BY THE NEW LAYOUT.

GENERAL DEMOLITION NOTES

- Demolition work is limited to interior tenant improvement scope unless specifically noted otherwise.
- Contractor shall field verify all existing conditions, dimensions, structural members, and utilities prior to demolition. Notify designer/owner of concealed conditions, structural conflicts, active utilities, or discrepancies before proceeding.
- Protect existing stair, fireplace, exterior walls, windows, roof structure, structural framing, mechanical equipment, plumbing, electrical components, and all construction scheduled to remain.
- Patch, repair, and prepare all surfaces affected by demolition to receive new work and finishes.
- Do not remove, cut, notch, or alter any structural framing, beams, columns, bearing walls, roof framing, floor framing, or lateral bracing unless reviewed and approved by a licensed structural engineer.
- Contractor shall verify all existing utilities prior to demolition. Cap, terminate, reroute, or protect existing electrical, plumbing, and mechanical systems as required by applicable code.
- Existing means of egress shall remain accessible during construction unless alternate temporary egress is approved.
- Remove demolished materials from site and dispose of legally.

DEMO LEGEND

	DEMO EXISTING CABINETRY
	DEMO EXISTING WALL
	DEMO EXISTING FIXTURE/DOOR

DEMO PLAN

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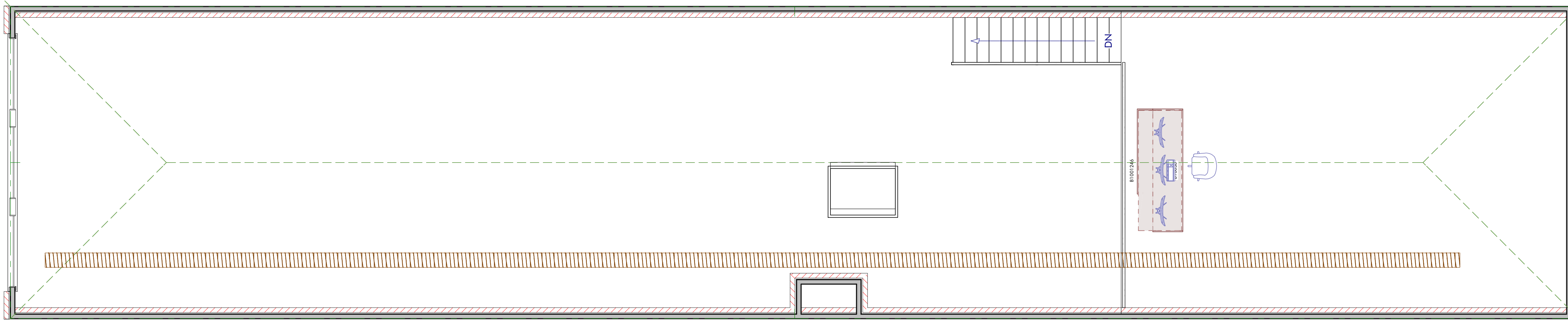
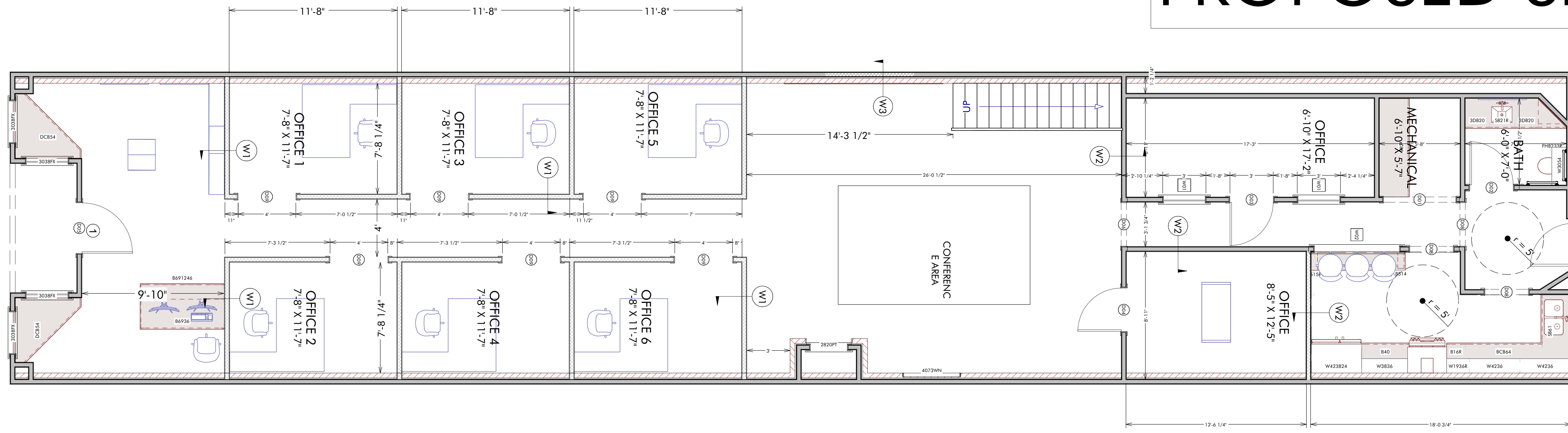
DRAWINGS PROVIDED FOR:
 925 Main St. Tenant Build-out
 925 Main St
 Bastrop, Tx, 78602

PROPOSED SPACE

DATE: 5/12/2026

DRAWINGS PROVIDED BY:
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DOOR SCHEDULE						
NUMBER	DESCRIPTION	QTY	FLOOR	SIZE	WIDTH	HEIGHT
D01	60 X 80 DOORWAY DOOR	1	1	5068	60"	80"
D02	36 X 80 HINGED DOOR	1	1	3068 L IN	36"	80"
D03	HINGED-DOOR P04	1	1	3068 R IN	36"	80"
D04	HINGED-GLASS PANEL	1	1	3068 L IN	36"	80"
D05	HINGED-GLASS PANEL	1	1	3668 R IN	42"	80"
D06	DOORWAY	1	1	3068	36"	80"
D08	DOORWAY	3	1	3068 EX	36"	80"
D09	DOORWAY	6	1	4080	48"	96"

WINDOW SCHEDULE							
NUMBER	DESCRIPTION	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS
W01	36 X 48 FIXED GLASS WINDOW	2	1	3040FX	36"	48"	
W02	72 X 36 PASS-THROUGH WINDOW	1	1	6030PT	72"	36"	

CONCRETE SLAB CUTTING / TRENCHING NOTE

NO CONCRETE SLAB CUTTING OR TRENCHING IS PROPOSED UNDER THIS DRAWING PACKAGE UNLESS SPECIFICALLY SHOWN AND APPROVED. CONTRACTOR SHALL NOT CUT, CORE, TRENCH, SAW CUT, OR ALTER THE EXISTING SLAB, FOUNDATION, GRADE BEAMS, PIERS, OR STRUCTURAL COMPONENTS WITHOUT PRIOR FIELD VERIFICATION AND WRITTEN APPROVAL FROM OWNER.

IF SLAB CUTTING OR TRENCHING IS REQUIRED FOR PLUMBING, ELECTRICAL, OR MECHANICAL WORK, CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE LICENSED TRADE AND PROVIDE ENGINEER-SEALED DETAILS WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION OR WHERE STRUCTURAL CONDITIONS ARE AFFECTED.

CONTRACTOR SHALL VERIFY EXISTING SLAB TYPE, THICKNESS, REINFORCEMENT, UTILITIES, GRADE BEAMS, PIERS, AND ANY POST-TENSIONING PRIOR TO WORK. IF POST-TENSIONING, GRADE BEAMS, PIERS, STRUCTURAL REINFORCEMENT, OR UNKNOWN CONDITIONS ARE DISCOVERED, STOP WORK IN THAT AREA AND NOTIFY OWNER / DESIGNER PRIOR TO PROCEEDING.

PROPOSED PLAN

925 Main St. Tenant Build-out
 925 Main St
 Bastrop, Tx, 78602

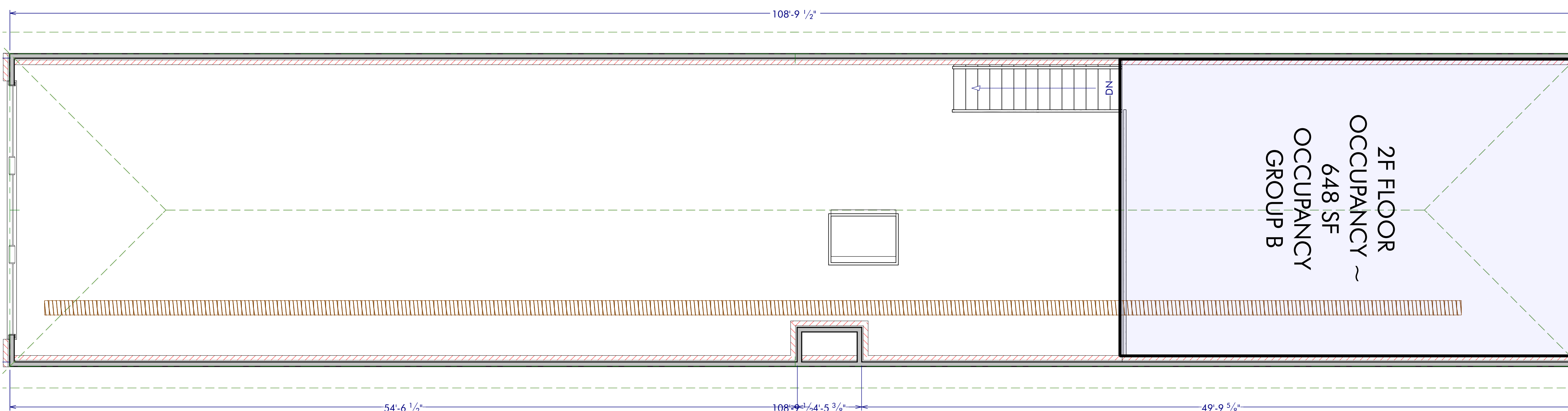
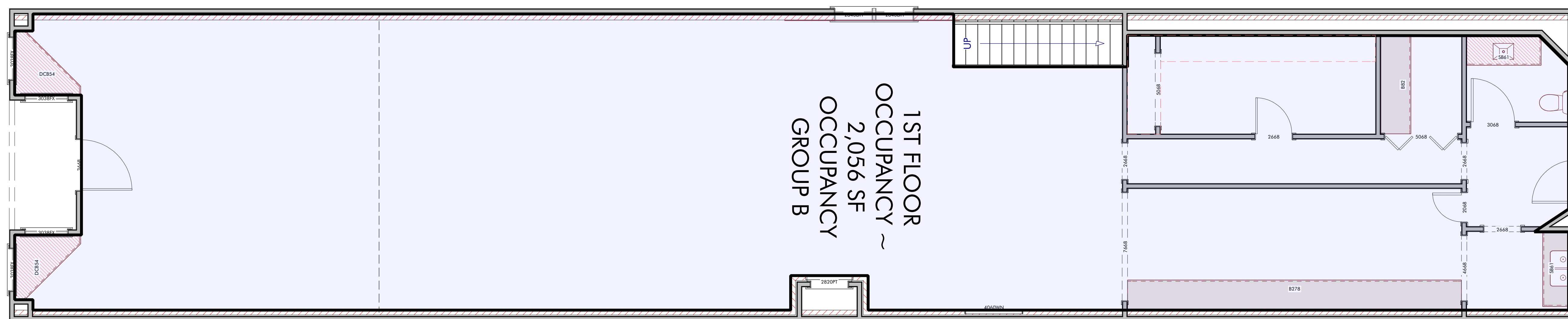
SCALE: 1/4" = 1'

SHEET: A-1.01

EXISTING OFFICE SPACE

DATE: 5/12/2026

DRAWINGS PROVIDED BY:
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EXISTING OCCUPANCY SUMMARY

PROJECT: 925 Main St. Tenant Build-Out
 ADDRESS: 925 Main St., Bastrop, TX 78602

EXISTING USE: Office
 EXISTING OCCUPANCY GROUP: B – Business
 NUMBER OF STORIES IN SCOPE: 2

EXISTING OFFICE AREA:
 1st Floor Office Area: ±2,056 SF
 2nd Floor Office Area: ±648 SF
 Total Existing Office Area: ±2,704 SF

EXISTING OCCUPANT LOAD:
 Occupant Load Factor: 150 gross SF / occupant
 Existing Occupant Load: 2,704 / 150 = 18.03 = 19 occupants
 Existing 2nd Floor Occupant Load: 648 / 150 = 4.32 = 5 occupants

EXISTING CONDITIONS NOTE:

This sheet documents the existing office occupancy and existing gross office floor area within the scope of work. Existing use is office and existing occupancy classification is Group B (Business). Existing gross office area includes accessory/support spaces within the tenant area, including restrooms, corridors, storage, utility, and mechanical rooms.

EXISTING OCCUPANCY

925 Main St. Tenant Build-out
 925 Main St
 Bastrop, Tx, 78602

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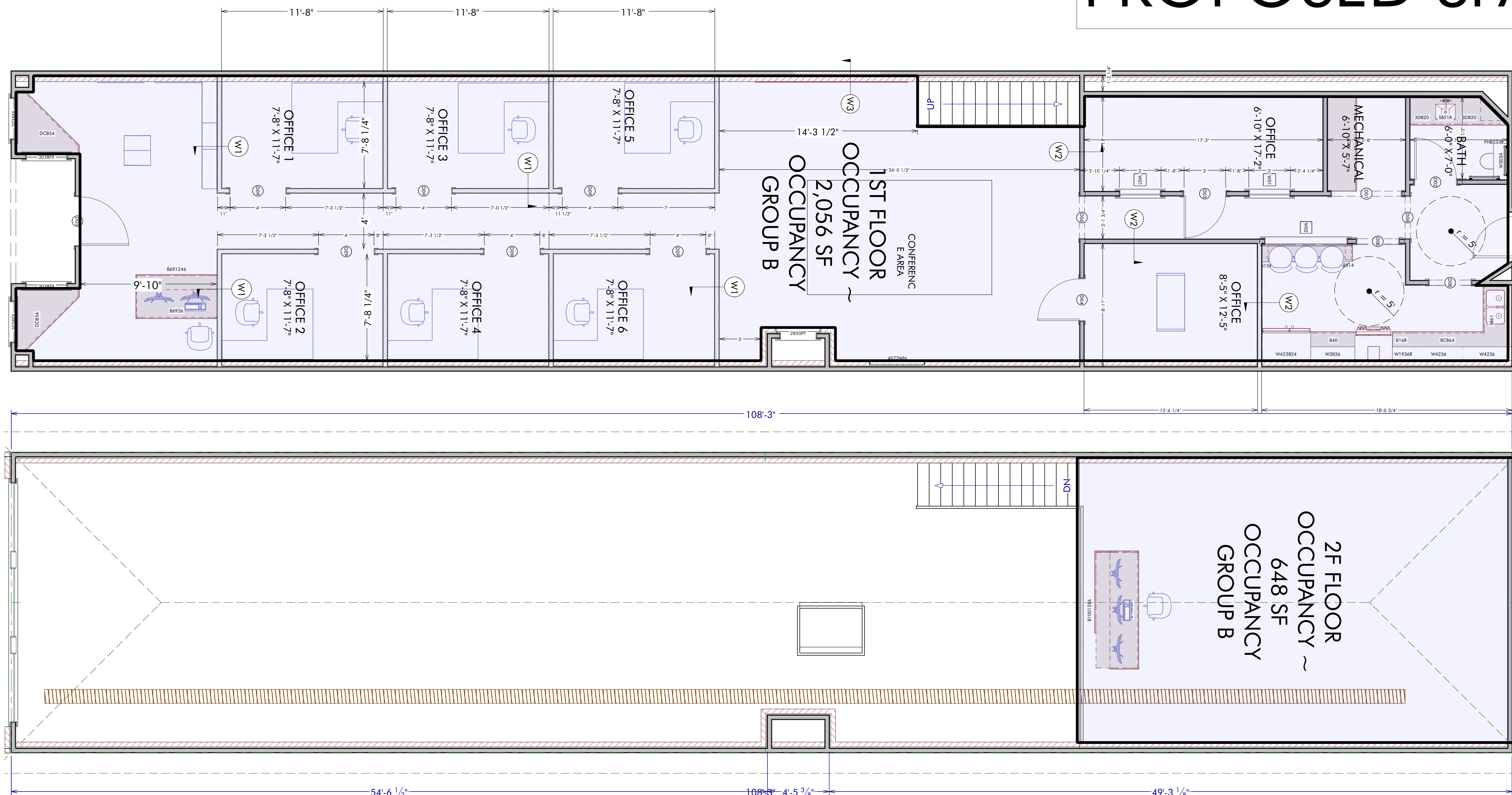
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SHEET: O-1.00

PROPOSED SPACE

DATE: 5/12/2026

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PROPOSED OCCUPANCY SUMMARY

PROJECT: 925 Main St. Tenant Build-Out
 ADDRESS: 925 Main St., Bastrop, TX 78602

SCOPE OF WORK:
 Interior commercial office tenant build-out consisting primarily of new non-structural interior partitions and cosmetic finish improvements. No exterior work, building expansion, structural work, or change in use is proposed unless specifically noted otherwise.

OCCUPANCY COMPARISON:
 Existing Use: Office
 Proposed Use: Office
 Existing Occupancy Group: B – Business
 Proposed Occupancy Group: B – Business

AREA COMPARISON:
 Existing 1st Floor Office Area: ±2,056 SF
 Proposed 1st Floor Office Area: ±2,056 SF
 Existing 2nd Floor Office Area: ±648 SF
 Proposed 2nd Floor Office Area: ±648 SF
 Existing Total Office Area: ±2,704 SF
 Proposed Total Office Area: ±2,704 SF

CCUPANT LOAD COMPARISON:
 Occupant Load Factor: 150 gross SF / occupant
 Existing Occupant Load: 2,704 / 150 = 18.03 = 19 occupants
 Proposed Occupant Load: 2,704 / 150 = 18.03 = 19 occupants

NO CHANGE IN OCCUPANCY NOTE:
 Proposed work reconfigures the existing office layout only. No increase in total office floor area is proposed. No change in occupancy group is proposed. No change in calculated occupant load is proposed. Existing and proposed office area remains ±2,704 SF, and existing and proposed calculated occupant load remains 19 occupants.

PROPOSED OCCUPANCY

925 Main St. Tenant Build-out
 925 Main St
 Bastrop, Tx, 78602

SCALE: 1/4" = 1'

SHEET: O-1.01



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WALL DETAILS

925 Main St. Tenant Build-out
925 Main St
Bastrop, Tx, 78602

PAGE TITLE:

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DETAIL: W1 - NON-RATED 8'-0" FREE-TOP OFFICE PARTITION / OPEN ENTRY DIVIDER

GENERAL

- Use where no fire-resistance rating or smoke partition is required.
- Interior non-structural office divider partition with entry opening left open to top of 8'-0" partition.
- No door, door frame, header, or door hardware is proposed at office entry openings unless specifically noted otherwise.
- Partition height: 8'-0" A.F.F. to top of wall unless noted otherwise.
- Partition shall be straight, plumb, and rigid under normal service conditions.

FRAMING

- Studs: 2x4 SPF No. 2 @ 16" o.c. typical.
- Plates: (1) 1/2" 2x4 bottom plate; (2) 2x4 SPF top plates.
- Anchor bottom plate to slab with 3/8" dia. mechanical anchors @ 48" o.c. max. and within 12" of each end.
- Sheathing: 1/2" GWS each face, typical.
- Screws: #6 GWS screws @ 16" o.c. field, 8" o.c. at edges.
- Provide double studs at free-standing partition ends and each side of open entry unless noted otherwise.

OPEN ENTRY CONDITION

- Office entry openings shall remain open to the top of the 8'-0" partition unless noted otherwise.
- No door slab, hinges, latch, closer, door frame, header, or door hardware required unless specifically noted otherwise.
- Exposed partition ends at open entries shall be framed, capped, and finished to match adjacent wall construction.
- Provide trim/casing at exposed partition ends where shown or required for finished appearance.

LATERAL STABILITY

- Free-top partitions shall be stiffened by wall returns, concealed bracing, blocking, or other approved means to provide a rigid finished wall.
- Contractor shall coordinate final stiffening method with field conditions and proposed office layout.
- If additional structural support is required, provide engineer-designed reinforcement.
- Do not cut, notch, remove, or alter structural members without engineer review and approval.

TOP EDGE / CAP

- Cap exposed top of partition with painted wood cap trim or approved finish trim.
- Finish exposed wall ends with trim/casing to match design intent.
- Seal joints at cap and exposed edges for paint-ready finish.

BLOCKING / MILLWORK

- Provide solid wood blocking in partitions where built-in desks, shelves, or wall-mounted items occur.
- Coordinate exact blocking locations with casework / millwork layout.

M/E/P

- Coordinate electrical outlets, switches, data, and low-voltage devices within partition locations as required.
- Coordinate conduit routing so framing, blocking, and stiffening elements are not compromised.

ACOUSTIC, IF PROVIDED

- Provide batt insulation within partition where sound control is desired.
- Seal perimeter and penetrations with paintable acoustical sealant where required.

FINISH

- Tape and finish GWS to Level 4 typical.
- Paint to match adjacent construction / finish schedule.
- Patch and touch up adjacent surfaces affected by new work.

DBL TOP PLATE

1/2" DRYWALL w/ LIGHT ORANGE PEEL FINISH

8'

W1 OFFICE PARTITION DETAIL

INTERIOR STUD WALL

W2

DESIGN NO. UL U305

FIRE RATING: 1 HOUR
STC RATING: 32
SOUND TEST: RAL-TL11-129
SYSTEM THICKNESS: 4.34" [121 MM]
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD-BEARING)

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
WOOD STUDS: 2" X 4" [88 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN, SIMILARLY CONSTRUCTED ASSEMBLIES.
3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED ASSEMBLY.
4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

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550 West Adams Street
Chicago, IL 60661 USA
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CGC

UL U305

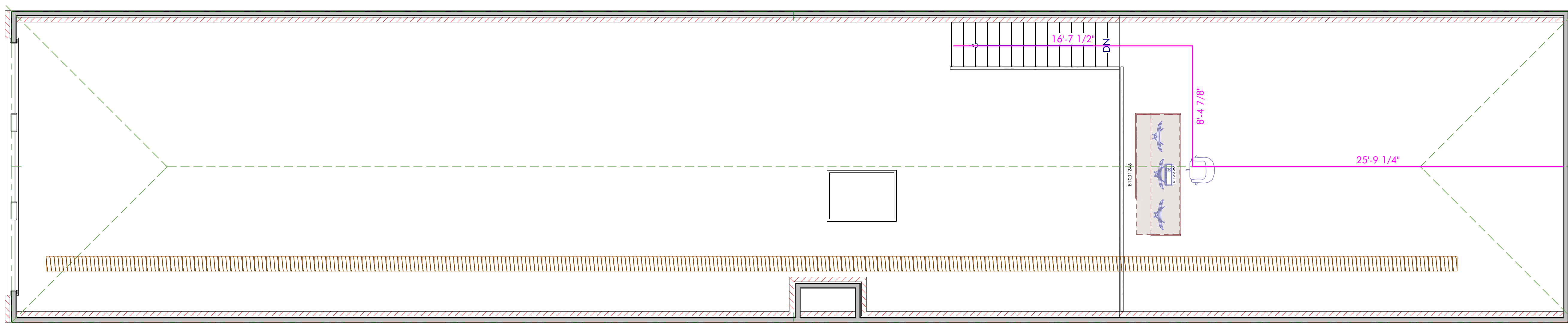
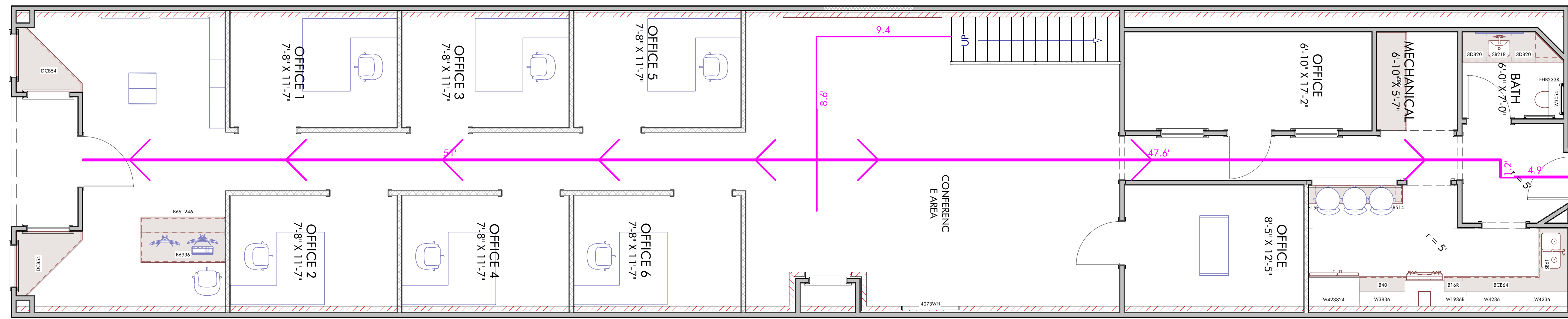
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Revision Date: 10/05/2021 11:54:27 PM

SHEET INFORMATION:
W-P-1-04

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LIFE SAFETY / EGRESS SUMMARY

PROJECT: 925 Main St. Tenant Build-Out
ADDRESS: 925 Main St., Bastrop, TX 78602
USE / OCCUPANCY: Office / Group B – Business
TOTAL OFFICE AREA IN SCOPE: ±2,704 SF
CALCULATED OCCUPANT LOAD: 19 occupants
SECOND FLOOR OCCUPANT LOAD: 5 occupants

Refer to Sheets O-1.00 and O-1.01 for existing and proposed occupancy comparison. Proposed work reconfigures the existing office layout only. No increase in total office floor area, no change in occupancy group, and no change in calculated occupant load is proposed.

EGRESS TRAVEL DISTANCE SUMMARY

USE / OCCUPANCY: OFFICE / GROUP B – BUSINESS
MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED:
200'-0" MAX. NON-SPRINKLERED
300'-0" MAX. SPRINKLERED

SPRINKLER STATUS: EXISTING CONDITION TO BE FIELD VERIFIED.
FOR THIS REVIEW, 200'-0" MAXIMUM TRAVEL DISTANCE IS USED UNLESS SPRINKLER SYSTEM IS CONFIRMED.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHOWN ON PLAN:
1ST FLOOR: ±53'-0" TO EXIT
2ND FLOOR: ±[51'0] TO EXIT ACCESS STAIR / EXIT PATH

MAXIMUM TRAVEL DISTANCE SHOWN DOES NOT EXCEED 200'-0" ALLOWABLE.
CONTRACTOR SHALL FIELD VERIFY ALL TRAVEL DISTANCES, DOOR WIDTHS, STAIR DIMENSIONS, AND EGRESS CONDITIONS PRIOR TO CONSTRUCTION.

EGRESS NOTES

- EXISTING MEANS OF EGRESS SHALL REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE.
- NEW PARTITIONS SHALL NOT REDUCE REQUIRED EGRESS WIDTH, OBSTRUCT EXIT ACCESS, OR REDUCE ACCESS TO EXISTING EXITS.
- EGRESS PATH SHOWN IS FOR LIFE SAFETY REVIEW AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- EXISTING STAIR SERVING SECOND FLOOR OFFICE AREA SHALL REMAIN. NEW WORK SHALL NOT REDUCE STAIR WIDTH, LANDING CLEARANCE, HEADROOM, OR ACCESS TO STAIR.
- OFFICE ENTRY OPENINGS ARE OPEN TO THE TOP OF THE 8'-0" PARTITIONS UNLESS NOTED OTHERWISE. NO OFFICE ENTRY DOORS, FRAMES, HEADERS, OR DOOR HARDWARE ARE PROPOSED.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT UNLESS OTHERWISE ALLOWED BY CODE.
- PROVIDE EXIT SIGNAGE, EMERGENCY LIGHTING, AND PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY APPLICABLE CODE AND AHJ.
- EXISTING PARTY WALL / FIRE SEPARATION WALL TO ADJACENT UNIT SHALL REMAIN. NO NEW OPENINGS, PENETRATIONS, OR MODIFICATIONS TO PARTY WALL ARE PROPOSED UNLESS SPECIFICALLY SHOWN. ANY REQUIRED PATCHING OR PENETRATIONS SHALL MAINTAIN EXISTING FIRE-RESISTANCE RATING AND CONTINUITY.
- CONTRACTOR SHALL FIELD VERIFY ALL DOOR WIDTHS, STAIR DIMENSIONS, TRAVEL DISTANCES, EGRESS CLEARANCES, AND EXISTING LIFE SAFETY CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF DISCREPANCIES PRIOR TO PROCEEDING.

LIFE SAFETY & EGRESS

PAGE TITLE:

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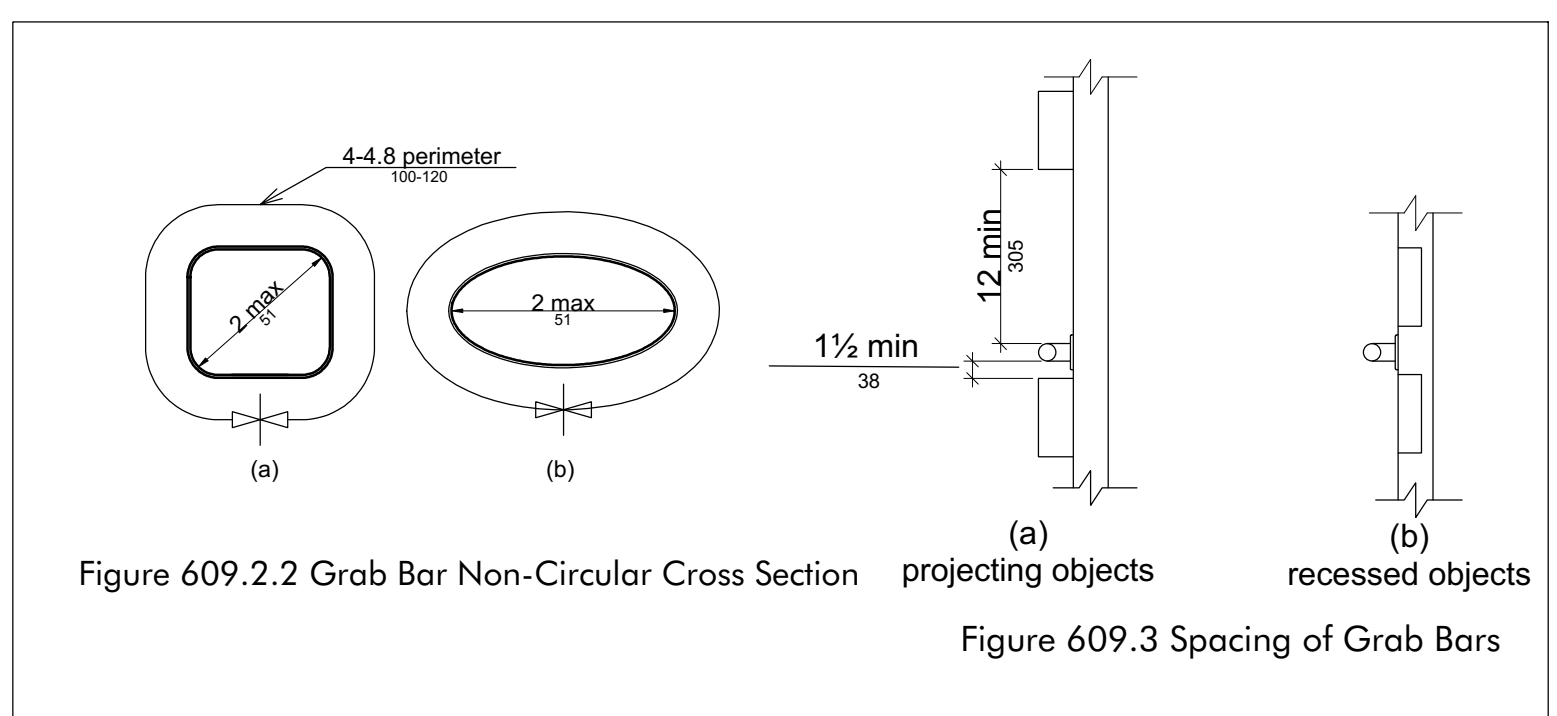
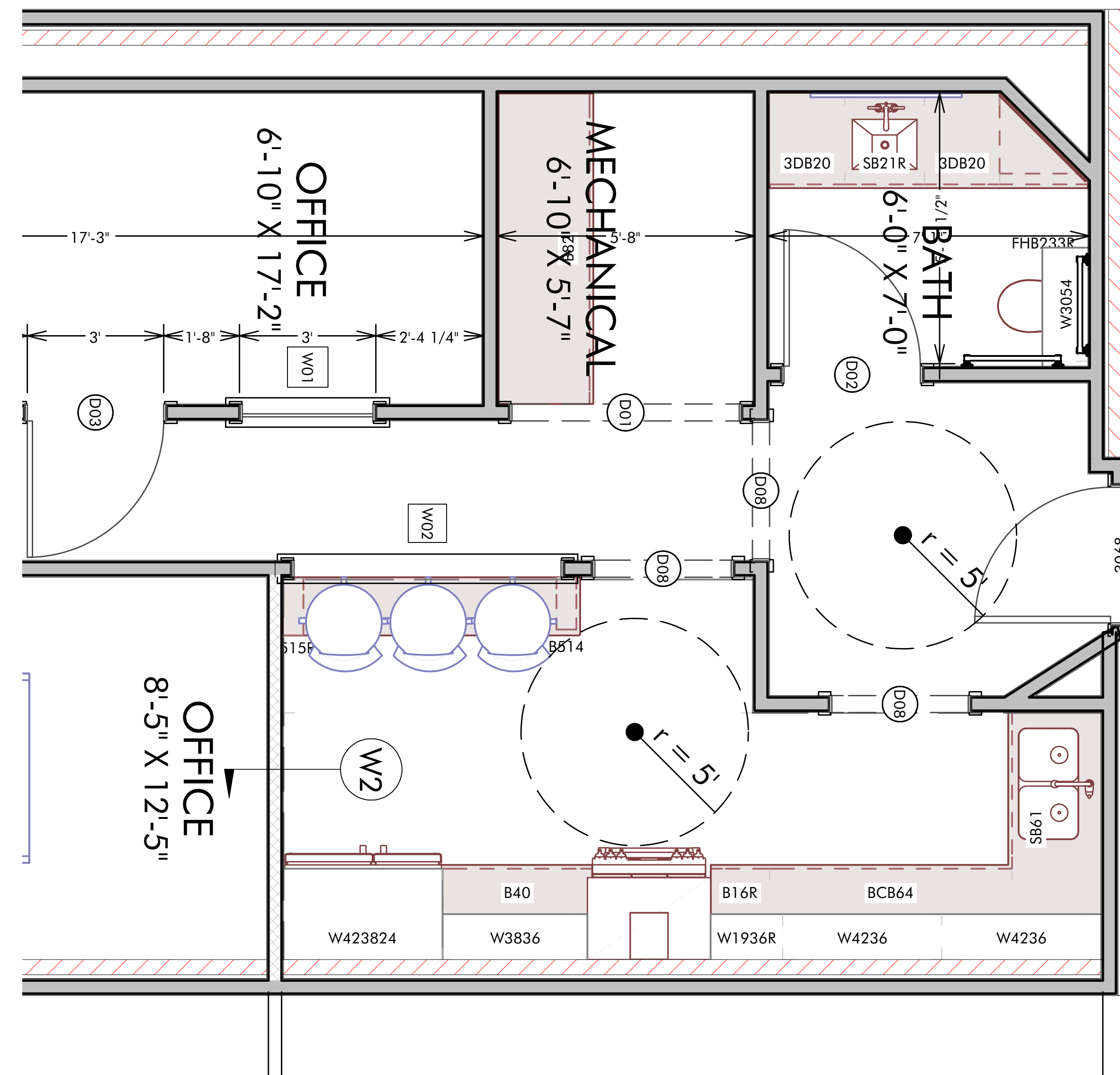
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SHEET: LS-1.00

DATE: 5/12/2026

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GRAB BAR / SEAT STRUCTURAL NOTE:
 Grab bars, shower seats and dressing room bench seats, including their fasteners, mounting devices and supporting substrates, shall be designed and installed to resist a single concentrated load of **250 lb** applied in any direction at any point on the grab bar or seat so as to produce the maximum load effects, in accordance with IBC Section 1607.8.2

GRAB BAR / SEAT / BENCH ANCHORAGE NOTE
 1 Provide continuous **2x wood blocking** (or 14 ga min. steel plate) between studs at all grab bars, shower seats and dressing room bench supports. Blocking to be tight to studs and securely fastened.
 2 Fasten each grab bar / seat / bench mounting flange with **(3) minimum #14 stainless steel screws** (or 1/4" SS lag / machine screws as appropriate to substrate), with **minimum 1-1/2" embedment into solid blocking**.
 3 Wall construction and backing shall be capable of transferring a **single concentrated load of 250 lb** applied in any direction at any point on the grab bar / seat / bench to the primary framing, in accordance with IBC Section 1607.8.2.
 4 Install all grab bars, shower seats and benches in strict accordance with the manufacturer's written installation instructions and tested load ratings. Where existing grab bars / seats are to remain, contractor shall verify that existing assemblies and anchorage meet this requirement; replace with compliant assemblies if not.

ACCESSIBILITY NOTES

(Per 2021 International Building Code and 2012 Texas Accessibility Standards – City of Houston Amendments)

GENERAL ACCESSIBILITY REQUIREMENTS

- All new construction and alterations shall comply with the **2021 International Building Code (IBC)** as adopted by the **City of Houston** and the **2012 Texas Accessibility Standards (TAS)** administered by the **Texas Department of Licensing and Regulation (TDLR)**.
- This project [will / will not] be registered with the **TDLR** in accordance with **Texas Government Code §469.105**, based on total construction cost.
- An **accessible route** shall be provided from the designated **accessible parking space** to the **primary entrance**, and throughout all public and common areas of the tenant space. (TAS §206; IBC §1104)
- Door hardware and maneuvering clearances** shall comply with **TAS §404** and **IBC §1010.1.6**.
- Floor finishes, thresholds, and transitions** shall comply with **TAS §§302–303**, providing stable, firm, and slip-resistant surfaces.
- Signage** identifying permanent rooms and spaces shall comply with **TAS §703** and **IBC §1110**, including tactile and Braille lettering with appropriate visual contrast.

RESTROOMS AND FIXTURES

- Restroom design shall comply with **TAS §§603–606** and **IBC §1109.2**.
- Water closets** shall be positioned with the **centerline 16 inches (405 mm) minimum and 18 inches (455 mm) maximum** from the adjacent side wall or partition. (TAS §604.2)
- The **top of the toilet seat** shall be **17 inches (430 mm) minimum and 19 inches (485 mm) maximum** above the finished floor. (TAS §604.4)
- Toilet paper dispensers shall be installed **7 inches (180 mm) minimum and 9 inches (230 mm) maximum** in front of the water closet, with the outlet **15 inches (380 mm) minimum and 48 inches (1220 mm) maximum** above the finished floor. (TAS §604.7)

GRAB BARS

- (TAS §§604.5 & 609; IBC §1109.2.1)
- Side wall grab bar:** 42 inches (1065 mm) minimum length, located 12 inches (305 mm) maximum from the rear wall, extending 54 inches (1370 mm) minimum from the rear wall.
 - Rear wall grab bar:** 36 inches (915 mm) minimum length, extending 12 inches (305 mm) minimum from the centerline of the water closet on one side and 24 inches (610 mm) minimum on the other side.
 - Height:** The top of the gripping surface shall be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finished floor.
 - Clearance:** Provide 1 1/2 inches (38 mm) between the wall and the grab bar.
 - Diameter:** Grab bars shall be 1 1/2 inches (32 mm) to 2 inches (51 mm) in diameter with a gripping surface free of sharp or abrasive elements.
 - Structural strength:** Grab bars and their mounting devices shall support a load of 250 pounds (1112 N) applied in any direction.

LAVATORIES AND SINKS

- (TAS §606; IBC §1109.3)
- The **rim or counter surface** shall be **34 inches (865 mm) maximum** above the finished floor.
 - Provide a **knee clearance of 27 inches (685 mm) minimum height, 30 inches (760 mm) minimum width, and 19 inches (485 mm) minimum depth**.
 - Faucet controls** shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
 - Exposed pipes and surfaces** under lavatories shall be insulated or otherwise configured to prevent contact.
 - Mirrors above lavatories shall have the **bottom edge of the reflecting surface** no higher than **40 inches (1015 mm)** above the finished floor.

SERVICE COUNTERS / TRANSACTION AREAS

- (TAS §902; IBC §1109.11)
- At least one portion of each service or transaction counter shall be **34 inches (865 mm) maximum height** above the finished floor and **30 inches (760 mm) minimum width**.
 - Knee and toe clearance shall be provided in accordance with **TAS §306**.
 - The accessible counter surface shall be on an **accessible route** and have a **forward approach** where feasible.

LAUNDRY EQUIPMENT

- (TAS §611.4; IBC §1109.14)
- Top-loading machines:** The door to the laundry compartment shall be **no higher than 36 inches (915 mm)** above the finished floor.
 - Front-loading machines:** The bottom of the opening to the laundry compartment shall be **15 inches (380 mm) minimum and 36 inches (915 mm) maximum** above the finished floor.

MISCELLANEOUS ACCESSIBILITY REQUIREMENTS

- All controls, operable parts, and outlets required to be accessible shall be mounted **15 inches (380 mm) minimum and 48 inches (1220 mm) maximum** above the finished floor. (TAS §308; IBC §1109.13)
- Maneuvering clearances shall be provided at all doors, fixtures, and work areas per **TAS §305**.
- All construction tolerances shall comply with **TAS §104.1.1**.

ADA NOTES

PAGE TITLE:

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SCALE: 1/2" = 1'

SHEET: LS-1.01



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**CONCEPT
RENDERS**

925 Main St. Tenant Build-out
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PAGE TITLE:

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A-6.00



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**CONCEPT
RENDERS**

925 Main St. Tenant Build-out
 925 Main St
 Bastrop, Tx, 78602

PAGE TITLE:

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**CONCEPT
BATHROOM**

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**CONCEPT
CONFERENCE**

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**CONCEPT
KITCHEN**

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**CONCEPT
KITCHEN**

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KITCHEN BIRDSEYE

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SCALE:

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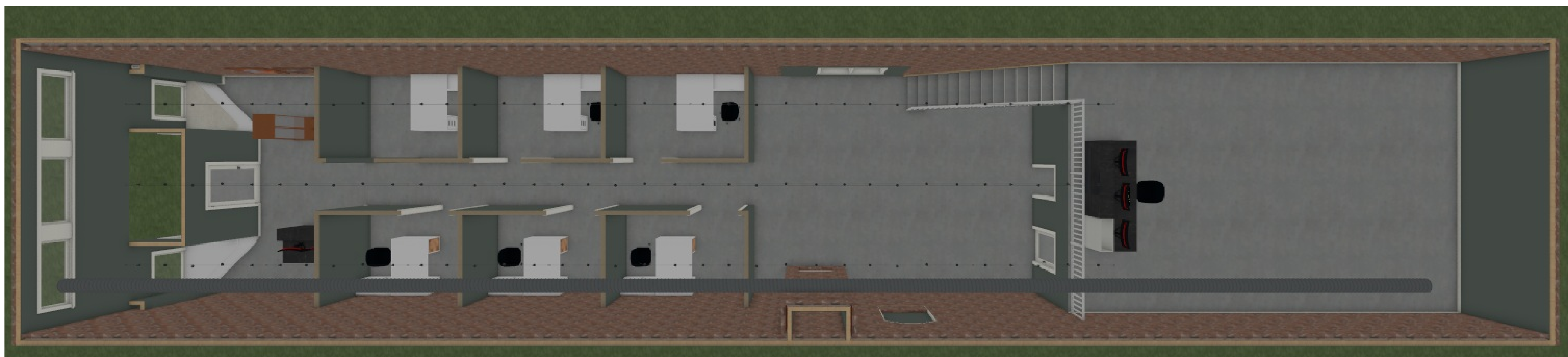
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OFFICE BIRDSEYE

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925 Main St
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EXTERIOR SIGNAGE

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SHEET: A-6.09

NEW SIGNAGE

IG
Germer Insurance Services

Frontier
Bank

921

CHAMBER of COMMERCE

921



DATE: 5/12/2026

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SIGN APPLICATION TO
ENTRY WINDOWS

REMOVE PREVIOUS
TENANT LOGO @ DOOR

PAGE TITLE:
EXTERIOR SIGNAGE

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SCALE: NTS

SHEET: A-6.10



STAFF REPORT

MEETING DATE: July 1, 2026

TITLE:

Consider and take possible action on a recommendation to the City Council to increase Incentives for Local Historic Landmarks, under Section 14.09.013 of the Bastrop Development Code, Historic Preservation Ordinance.

STAFF REPRESENTATIVE:

Brittany Epling, Senior Planner, Development Services Department

BACKGROUND/HISTORY:

At the June 18th, 2026 Special HLC Meeting, general discussion was had involving possible local designation of all National and State designated historic properties. During this discussion, the topic of incentives was brought up, and how the City can further encourage and incentivize property owners from consenting to Local Historic Designation status, considering the status comes with additional property maintenance and permit requirements that come with owning a local historic landmark.

The commission requested this item to be added to the next regular HLC meeting agenda to take possible action on a recommendation to the City Council to consider an increase to the incentives we currently offer.

CURRENT INCENTIVES FRAMEWORK:

Section 14.09.013 Incentives for Historic Landmarks, offers an incentive from the City to the owners of local historic landmarks to “*encourage the stabilization, Rehabilitation and renovation of properties designated as historic landmarks. The incentives may include:*”

- a) *Historic landmark marker. Owners of qualifying historic landmarks will be presented with an official Historic Landmark marker to designate the Structure, with the cost of the marker borne by the City.*
- b) *Property tax refund. Owners of qualifying historic landmarks may be eligible for a refund of a portion of their City property taxes.”*

The City currently allocates \$25,000 from the General Fund, set annually by the City Council (not a fixed amount) to be distributed among owners of qualifying historic landmarks as a property tax refund. The refund amount is calculated using a uniform percentage of the assessed value of the contributing structure only. The value of the underlying land and any noncontributing structures is excluded. To qualify, property owners must also meet the maintenance standards required under this section. There are currently approximately 106 properties designated as Bastrop local historic landmarks that are eligible for the \$25,000 allocation. If all State and National Register properties were locally designated in the future, the total number of eligible properties would increase to approximately 194. This number could be higher if all contributing structures within the National Historic District were also locally designated.

INCENTIVE BENCHMARK:

A research benchmark was conducted with seven other cities with local historic preservation programs to compare incentive offerings. The cities include Georgetown, San Marcos, New Braunfels, Fredericksburg, Grapevine, Denton, and McKinney.

Georgetown offers a 10-year municipal historic property tax exemption with three tiers based on eligible rehabilitation investment: 25% for projects between \$10,000 and \$50,000, 50% for projects between \$50,001 and \$100,000, and 75% for projects over \$100,001 . New Braunfels offers a 20% City ad valorem tax exemption for locally designated historic landmarks and properties in local historic districts, and also provides rehabilitation tax relief that fixes the City-taxable value at the certified pre-rehabilitation level for 10 years. Denton offers an annual tax exemption of up to 50% of the assessed value of a designated historic building or site for 10 successive years, tied to at least \$10,000 in qualifying work; Denton also provides a separate 10-year abatement of increased assessed value for qualifying historically significant commercial sites that are at least 50 years old. McKinney provides tiered Historic Neighborhood Improvement Zone incentives, including 100%, 50%, or 30% City ad valorem tax exemptions, generally for 10 years, depending on the incentive level and qualifying preservation activity.

By comparison, Bastrop’s existing property-tax refund may provide a preservation benefit, but it is less predictable than the fixed-percentage programs used by Georgetown, New Braunfels, Denton, and McKinney because the refund percentage is determined annually by City Council. This makes Bastrop’s program more flexible from a budgetary standpoint, but less transparent for property owners trying to evaluate the financial benefit of local historic designation. If Bastrop wants to strengthen its incentive program, the benchmark suggests that Council could consider establishing a fixed or tiered exemption/refund structure, such as a modest base percentage for designation and higher percentages for qualifying rehabilitation investment.

City	Local Historic Tax Incentive	Key Numbers
Bastrop	Partial City property-tax refund for qualifying local historic landmarks	Percentage set annually by City Council; no fixed percentage identified
Georgetown	10-year municipal historic property tax exemption	25% for \$10,000–\$50,000; 50% for \$50,001–\$100,000; 75% for over \$100,001
New Braunfels	City ad valorem exemption and rehabilitation tax relief	20% City tax exemption; rehab value frozen at certified level for 10 years
Denton	Historic site tax exemption and commercial abatement	Up to 50% assessed-value exemption for 10 years with \$10,000+ qualifying work; 10-year abatement of increased value for qualifying commercial sites
McKinney	Historic Neighborhood Improvement Zone ad valorem exemptions	100%, 50%, or 30% exemptions, generally for 10 years , depending on incentive level

RECOMMENDATION:

Consider and take possible action on a recommendation to the City Council to increase Incentives for Local Historic Landmarks, under Section 14.09.013 of the Bastrop Development Code, Historic Preservation Ordinance.



STAFF REPORT

MEETING DATE: July 1, 2026

TITLE:

Consider and take possible action on a recommendation to the City Council to amend Article 14.09, Historic Preservation, to increase penalties for the demolition of a Historic Landmark without a permit and for work performed without a required Certificate of Appropriateness, and to establish procedures consistent with Texas Local Government Code Section 315.006.

STAFF REPRESENTATIVE:

Brittany Epling, Senior Planner, Development Services Department

BACKGROUND/HISTORY:

At the June 18, 2026 Special Historic Landmark Commission meeting, the Commission held a general discussion regarding the potential need to increase penalties for the unauthorized demolition of a Historic Landmark. The purpose of the discussion was to consider stronger enforcement measures to help discourage unauthorized demolition or work on historic properties in the future.

Following the discussion, the Commission requested that this item be placed on the next regular Historic Landmark Commission agenda for possible action on a recommendation to City Council. The recommendation may include consideration of increased penalties under the current regulations, as well as additional procedures or protections related to unauthorized demolition or work performed without a required Certificate of Appropriateness.

CURRENT PENALTIES FRAMEWORK AND PENALTY INCREASE OPTIONS:

Article 14.09 currently treats work performed without a required Certificate of Appropriateness, including demolition, as a violation subject to misdemeanor prosecution, civil enforcement, and/or municipal court enforcement. Section 14.09.015 allows a fine in an amount not to exceed the amount established in the City's Code of Ordinances, and each day a violation continues may be treated as a separate offense.

The City's current Master Fee Schedule establishes a fine of \$500 per violation, per day, for work performed without a Certificate of Appropriateness. Staff has confirmed that demolition of a Historic Landmark without a required Certificate of Appropriateness would fall under this category. However, because demolition is typically a one-time act, the violation would likely be charged as a single offense, resulting in a \$500 penalty rather than a continuing daily penalty.

Staff has also confirmed that this penalty may be increased up to \$2,000 per violation. While this would strengthen the current penalty, staff recommends exploring additional enforcement options because a one-time fine may not be a sufficient deterrent for unauthorized demolition of a historic structure.

Texas Local Government Code Section 315.006 allows a municipality to pursue damages when a historic structure is demolished or adversely affected without the required municipal approval. Available damages may include the cost to restore the structure or construct a reasonable facsimile, along with attorney's fees, architect's fees, appraiser's fees, and other enforcement-related costs. Any recovered funds must be placed in a special municipal fund and used for historic preservation, restoration, or reconstruction purposes.

Legal counsel has recommended that Article 14.09 be amended to add procedures consistent with TLGC Section 315.006. Staff is also interested in evaluating ordinance models from other Texas cities, such as Fort Worth, Dallas, and Houston, that restrict future permits or development approvals on properties where unauthorized demolition has occurred. Such restrictions generally allow permits only to secure, stabilize, restore, or reconstruct the affected historic structure.

RECOMMENDATION:

Consider and take possible action on a recommendation to the City Council to amend Article 14.09, Historic Preservation, to increase penalties for the demolition of a Historic Landmark without a permit and for work performed without a required Certificate of Appropriateness, and to establish procedures consistent with Texas Local Government Code Section 315.006.