



---

**August 28, 2025**

**Agenda - Planning and Zoning Commission at 6:00 PM**

---

***Bastrop Planning and Zoning 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 June 26, 2025, Regular Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

**3B.** Consider and act to approve meeting minutes from July 1, 2025, Special Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

**3C.** Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 80% lot coverage on 43.8176 acres zoned P5 Core in the Sendero development, in deviation from the 65% maximum lot coverage currently required by the B3 Code.

Submitted by: Brittany Epling, Senior Planner

- 3D. Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 80% lot coverage on a 7.27-acre lot zoned P5 Core, located at the existing Lone Star Storage Complex. The request seeks to deviate from the current 65% maximum lot coverage requirement established by the B3 Code in order to accommodate an expansion that includes two new buildings and additional pavement.

Submitted by: Brittany Epling, Senior Planner

- 3E. Conduct a public hearing, consider and act on a recommendation for the request for a Zoning Concept Scheme to rezone the project site from P-EC Employment Center to Planned Development District ("PDD") with a base district of P4 for the area described as being 7.398 +/- acres out of the Steel Yard Subdivision, Lot 3, located at 2002 SH 95, Bastrop, TX 78602. This development is more commonly known as the Crossings at 95.

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

#### 4. **WORKSHOP**

- 4A. Review and discuss a presentation on the Bastrop Building Block (B3) Code amendments proposing to change the P1 Nature Place Type to P1 Parks and Open Space Place Type, and the adoption of new and revised code provisions related to the P1 Parks and Open Space Place Type and Civic Space.

Submitted by: Vivianna Nicole Andres, Interim Development Services Assistant City Manager

- 4B. Consider and provide feedback on a proposed amendment to Chapter 10 of the Code of Ordinances to revise the minimum number of residential lots or lot size that trigger parkland dedication requirements and to establish minimum park improvement standards as an alternative to park enrichment fee contributions.

Submitted by: Brittany Epling, Senior Planner

#### 5. **UPDATES**

- 5A. Discussion on findings for the PIE CHARM.
- 5B. Future Development Related Items
- 5C. Development Services Department Monthly Project Volume Report.
- 5D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

#### 6. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Friday, August 22, 2025 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.



/s/Nicole Peterson  
Nicole Peterson, Development Coordinator



# Planning and Zoning STAFF REPORT

---

**MEETING DATE:** August 28, 2025

**TITLE:**

Consider and act to approve meeting minutes from June 26, 2025, Regular Planning and Zoning Commission Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Development Services Planner I

**ATTACHMENTS:**

- Meeting Minutes from June 26, 2025

PLANNING & ZONING MEETING  
MINUTES

Item 3A.

June 26, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, June 26, 2025, at 6:00 PM in the City Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

**1. CALL TO ORDER**

Chairman Jordon Scott called the meeting to order at 6:02 PM.

Christopher Toth	Present
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Absent
Patrice Parsons	Present
Jordan Scott	Present
David Barrow	Present

**2. CITIZEN COMMENTS**

Polly Frushay, resident at 35 Lost Pines Ave., did not wish to speak but stated she opposed cell towers in her neighborhood.

Bill Bellinghausen, resident at 31 Lost Pines Ave., spoke about the low dose radiation dangers cell towers pose to the citizens. He is opposed to having cell towers around the City of Bastrop.

Karen Bellinghausen, resident at 31 Lost Pines Ave., referenced numerous health articles by medical professionals about the dangers posed by cell towers. She is opposed to having cell towers in her neighborhood.

Stacey Lum, resident at 282 E. Keanahalululu Ln, did not wish to speak, but stated she is opposed to cell towers in neighborhoods without proper oversight.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A. Conduct a public hearing, consider and act on recommendation to the City Council to amend the City of Bastrop Code of Ordinances, Chapter 13 – Utilities, Article 13.14 Wireless Transmission Facilities, Section 13.14.021 to allow Wireless Transmission Facilities in the Employment Center (EC) place type and move to include on the July 8, 2025, City Council Agenda for the first reading.

Presented by Alondra Macias, Development Services Planner I

Alondra Macias stated that James Cowey, Director of Development Services, was scheduled to present the Wireless Transmission Facilities information, but was unable to be at the meeting. Alondra requested that this item be postponed. As this was an item that was notified for, she stated that they would need to specify the postponement to a date certain. As there was a confirmed quorum for July 1, 2025, she recommended the postponement date of July 1, 2025, be considered.

Commissioner Gary Moss made a motion to postpone the public hearing to July 1, 2025. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

- 3B. Consider and act to approve The Colony MUD 1F Section 6 Preliminary Plat, being 22.605 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Alondra requested that this item be postponed as well. As this was an item that was notified for, she stated that they would need to specify the postponement to a date certain. As there was a confirmed quorum for July 1, 2025, she recommended the postponement date of July 1, 2025, be considered.

Commissioner David Barrow made a motion to postpone this action to July 1, 2025. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

#### 4. **ADJOURNMENT**

Commissioner Christopher Toth made a motion to adjourn the meeting at 6:14 PM. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

---

Jordon Scott, Chair

---

David Barrow, Vice-Chair



# Planning and Zoning STAFF REPORT

---

**MEETING DATE:** August 28, 2025

**TITLE:**

Consider and act to approve meeting minutes from July 1, 2025, Special Planning and Zoning Commission Meeting.

**AGENDA ITEM SUBMITTED BY:**

Alondra Macias, Development Services Planner I

**ATTACHMENTS:**

- Meeting Minutes from July 1, 2025

# PLANNING & ZONING MEETING MINUTES

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

The City of Bastrop Planning and Zoning Commission met Thursday, July 1, 2025, at 6:00 PM in the City Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

## 1. CALL TO ORDER

Chairman Jordon Scott called the meeting to order at 6:00 PM.

Christopher Toth	Present
Keith Ahlborn	Present
Gary Moss	Present
Jeffrey Estes	Present
Patrice Parsons	Present
Jordan Scott	Present
David Barrow	Absent

## 2. CITIZEN COMMENTS

There were no citizen comments.

## 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve meeting minutes from the May 29, 2025, Planning and Zoning Commission Meeting.

Presented by Alondra Macias, Development Services Planner I

Commissioner Gary Moss made a motion to approve meeting minutes from the May 29, 2025, Planning and Zoning Commission Meeting. Commissioner Jeffrey Estes seconded the motion. The motion passed unanimously.

- 3B. Conduct a public hearing, consider and act on recommendation to the City Council to amend the City of Bastrop Code of Ordinances, Chapter 13 – Utilities, Article 13.14 Wireless Transmission Facilities, Section 13.14.021 to allow Wireless Transmission Facilities in the Employment Center (EC) place type and move to include on the July 8, 2025, City Council Agenda for the first reading.

Chairman Jordan Scott opened the public hearing at 6:03 pm.

James E Cowey, Development Services Director, presented the item to the commission.

Tannah Huebinger, representative for Vincent Gerard & Assoc. Inc, spoke to explain the goal of the intention of the wireless tower that is intended to be developed.

Debrah Jones, resident at 1606 Pecan Street and chair of the Parks and Public Tree Advisory Board, spoke on the request of parkland to be removed from this amendment to the code.

Lucien Thompson, resident at 216 Waikakaaua, spoke on the request of parkland to be removed from this amendment to the code.



Bill Bellinghausen, resident at 31 Lost Pines Ave, spoke against the proposed amendments due to the effects the radiation that cell towers can have on the residents' health.

Karen Bellinghausen, resident at 31 Lost Pines Ave, spoke against the proposed amendments due to the effects the radiation that cell towers can have on the residents' health.

Polly Frushay, resident at 35 Lost Pines Ave, did not wish to speak but wanted to record their opposition to the proposed item.

Elda Ford Walraven, resident at 23 Lost Pines Ave, did not wish to speak but wanted to record their opposition to the proposed item.

Patrick Speir, resident at 28 Lost Pines Ave, did not wish to speak but wanted to record their opposition to the proposed item.

Lily Speir, resident at 28 Lost Pines Ave, did not wish to speak but wanted to record their opposition to the proposed item.

Robert Long Jr, resident at 100 Lovers Lane, did not wish to speak but wanted to record their support to the proposed item.

Robert K Long, resident at 1022 Lovers Lane, did not wish to speak but wanted to record their support to the proposed item.

Chairman Jordan Scott closed the public hearing at 6:26 pm.

Discussion began amongst the commissioners.

Commissioner Christopher Toth made a motion to recommend approval to the City Council to amend the City of Bastrop Code of Ordinances, Chapter 13 – Utilities, Article 13.14 Wireless Transmission Facilities, Section 13.14.021 to allow Wireless Transmission Facilities in the Employment Center (EC) place type and move to include on the July 8, 2025 City Council Agenda with the amendment to exempt any parks and recreation properties for the first reading. Commissioner Gary Moss seconded the motion. The motion passed 5-1 with opposition from chairman Jordan Scott.

- 3C. Consider and act to approve The Colony MUD 1F Section 6 Preliminary Plat, being 22.605 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Commissioner Jeffrey Estes made a motion to approve The Colony MUD 1F Section 6 Preliminary Plat, being 22.605 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located north of Sam Houston Drive, within the Extraterritorial Jurisdiction of Bastrop, Texas. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

#### **4. UPDATES**

##### **4A. Future Development Related Items**

James E Cowey, Development Services Director, introduced Brittany Epling, Senior Planner, followed by Brittany Epling stating a few things about herself.

##### **4B. Development Services Department Monthly Project Volume Report.**

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

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

Chairman Jordan Scott requested for the property for Mayfest Park to be considered to be brought back for a rezone to either nature or parkland.

Commissioner Jeffrey Estes requested information regarding TXDOT's changes to State Highway 71 Access Road by Hasler Rd on the north portion.

## 5. **ADJOURNMENT**

Commissioner Patrice Parsons made a motion to adjourn the meeting at 7:28 PM. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

---

Jordon Scott, Chair

---

David Barrow, Vice-Chair



# STAFF REPORT

**MEETING DATE:** August 28, 2025

**TITLE:** Warrant Review for Sendero – Request to Exceed Maximum Lot Coverage in P5 Core

Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 80% lot coverage on 43.8176 acres zoned P5 Core in the Sendero development, in deviation from the 65% maximum lot coverage currently required by the B3 Code.

**AGENDA ITEM SUBMITTED BY:**

Brittany Epling, Senior Planner

**BACKGROUND/HISTORY:**

The Sendero development, located northeast of FM 969 and W SH 71, consists of ten buildable lots: three on the north side zoned P4 Mix (Alta Trails Apartments), and seven on the south side zoned P5 Core under the City's form-based Bastrop Building Block (B3) Code. This Warrant request applies only to the P5 Core-zoned portions, specifically, the seven southern lots that will be developed as commercial.

The Bastrop City Council approved the Zoning Concept Scheme (22-000190 in MyGov) for Sendero, previously known as Project 75 by Pearl River, on September 13, 2022, which included the proposed zoning and preliminary development layout. The Final Drainage Plan was subsequently submitted and approved under MyGov application #23-000013 on August 2, 2023, and was explicitly designed for 80% impervious coverage on the P5 lots—consistent with the B3 Code standards in effect at that time.

On January 28, 2025, the City adopted Ordinance No. 2025-02, which reduced the maximum allowable lot coverage in three Place Types:

- From 60% to 50% in P3 Neighborhood,
- From 70% to 60% in P4 Mix, and
- From 80% to 65% in P5 Core.

These changes were adopted in response to increased concerns about stormwater runoff, drainage capacity, and flood mitigation across Bastrop. While the updated regulations apply citywide, the City has determined—after consulting legal counsel—that lot coverage is not a vested right and must comply with the adopted ordinance, regardless of prior zoning approvals.

As a result, Sendero is required to submit a Warrant to exceed the newly adopted 65% limit and proceed with the original site design for its P5 Core lots. While a new drainage review could be triggered for significantly revised designs, the current layout remains consistent with the previously approved and fully engineered drainage system sized for 80% lot coverage.

## FOCUS AREAS:

This item supports the City of Bastrop's Focus Areas, including:

*Managing Growth:* Ensures that infill and new development occurs responsibly and efficiently by honoring approved infrastructure plans that already account for impacts to public systems.

*Uniquely Bastrop:* Recognizes that site-specific flexibility is sometimes needed in applying citywide standards and that the B3 Code allows for such deviations where justified by the project context and intent alignment.

## JUSTIFICATION & ALIGNMENT WITH B3 CODE INTENT:

The B3 Code's Warrant process is designed to accommodate context-sensitive adjustments where strict compliance may not be appropriate and where the underlying Intents of the Code are still met.

### 1. Fiscal Sustainability

Requiring a redesign of the drainage system would incur unnecessary costs and delay without offering a meaningful improvement to public health, safety, or welfare. Allowing the Warrant leverages an existing approved system and promotes responsible development investment.

### 2. Geographically Sensitive Development

Though the updated B3 Code seeks to reduce impervious coverage for long-term resilience, the Sendero development already accounts for 80% impervious surface through an engineered and approved detention plan. This site-specific condition addresses the same concerns that prompted the ordinance change, without the need to re-engineer a functional solution.

### 3. Perpetuation of Authentic Bastrop

The project contributes to the city's incremental development along a key corridor and reflects the balancing act between modern market feasibility and long-term community goals. The Warrant process ensures that even non-conforming projects still contribute positively to Bastrop's built environment.

Furthermore, the B3 Code explicitly encourages flexibility through Warrants where requests are rooted in sound planning and engineering, and the public interest remains protected.

## RECOMMENDATION:

Take action recommending approval to the City Council for a Warrant to allow up to 80% lot coverage on the seven P5 Core-zoned lots within the Sendero development, based on prior drainage approvals and in alignment with the Intent of the B3 Code regarding fiscally sustainable and geographically sensitive development.

## ATTACHMENTS:

- Warrant Request Application – Sendero
- Approved Drainage Plan – MyGov #23-000013
- B3 Code Section on Lot Coverage Limits (2023 vs. 2025)
- Zoning Concept Scheme Approval – September 13, 2022
- Excerpt: B3 Code Intents
- Ordinance No. 2025-02 – Adopted January 28, 2025

July 28, 2025


**Project Description Letter  
With Warrant  
Sendero Phase 1**

The proposed Sendero Development project is located at BCAD property IDs: 8737767, 8737766, 8737765, 8737764, 8737763, 8737762, 8737761, 8737760, and 8737759, northeast of the intersection of HWY 71 access road and FM 969. The associated plat is titled “REPLAT OF LONE STAR STORAGE – SENDERO”. The Sendero Development proposed work includes private roadways within access easements, parking, underground storm sewer system, commercial buildings with associated storm, sanitary and water utilities.

This warrant submittal aims to deviate from the revised ordinance No. 2025-02, adopted on January 28th, 2025, which states the impervious cover to be 65% in P5 Place. We are requesting to increase the impervious cover from 65% to 80% for the Sendero Development. This is in alignment with the approved Preliminary Drainage Plan (“PEARL RIVER BASTROP SUBDIVISION”, approved on 02/17/2023) and Final Drainage Plan (“ALTA BLAKEY PUBLIC PHS 1”, approved on 6/22/2023) produce by Kimley-Horn. The overall development was designed to accommodate 80% impervious area. Sendero will ensure to coordinate with future tenants to maintain a maximum of 80% impervious area for the total development.

Should you have any questions or require additional information, please contact me at 713-337-7465 or via e-mail at [djuarez@ehra.team](mailto:djuarez@ehra.team)

Sincerely,



Darwin Juarez





## B3 Code, 2023 Lot Coverage Requirements

Item 3C.

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

### LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	60% max	70% max	80% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		10 ft - no max	10 ft - 25 ft*	5 ft - 15 ft	2 ft - 15 ft	

\* Lots exceeding 1/2 acre may extend Build-to-Line up to 60 ft from the Frontage Line.

### BUILDING HEIGHT IN STORIES - SEC. 6.5.003

PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown	5 max
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	

### FIRST LAYER ENCROACHMENTS - SEC. 6.5.002

\*\* SEE PLACE TYPE OVERLAYS    BLANK= BY WARRANT    P = PERMITTED    NP = NOT PERMITTED

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	50% max	60% max	65% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		25 ft*	25 ft*	5 ft - 15 ft	2 ft - 15 ft	
MINIMUM LOT SIZE		1 acres***	0.33 acres***			
FIRST LAYER SETBACK		Built Environment**	Built Environment**			

\* Only applicable to underdeveloped lots in P2 & P3, an undeveloped lot shall mean a lot that is raw land and not a part of any preexisting neighborhood; all other lots shall adhere to the First Layer Setback.

\*\* The First Layer Setback shall be the average of the front yard setback of two (2) lots to the right and two lots to the left, +/- 5 feet.

\*\*\* For lots not compatible with the minimum lot size, please see Section 2.4.001.

BUILDING HEIGHT IN STORIES - SEC. 6.5.003					
PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max
FIRST LAYER ENCROACHMENTS - SEC. 6.5.002					

\*\* SEE PLACE TYPE OVERLAYS    BLANK= BY WARRANT    P = PERMITTED    NP = NOT PERMITTED

**ORDINANCE 2022-21**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE PEARL RIVER ZONING CONCEPT SCHEME, CHANGING THE ZONING FOR 26.902 ACRES FROM P2 RURAL TO P4 MIX AND 29.718 ACRES TO P5 CORE OUT OF THE NANCY BLAKEY SURVEY, AND ESTABLISHING A CONCEPT PLAN ON 74.974 ACRES, WITH 10% CIVIC SPACE REQUIRED DURING DEVELOPMENT, LOCATED EAST OF FM 969 AND NORTH OF SH 71, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBITS A & B, PROVIDING FOR FINDINGS OF FACT, ADOPTION, REPEALER, SEVERABILITY AND ENFORCEMENT, PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Bastrop, Texas (City) is a Home-Rule City 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 June 13, 2022, the applicant, PRC 01 Bastrop, LLC submitted a request for zoning modifications; and,

**WHEREAS**, City Council has reviewed the request for zoning modifications, and finds the request to be reasonable and proper under the circumstances; and,

**WHEREAS**, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property is Industry, which allows for a wide range of commercial and retail uses; and

**WHEREAS**, the 74.974 acres of the Nancy Blakey Survey, Abstract 98 were annexed into the city limits of Bastrop on September 13, 2022, with the default zoning of P2 Rural, as established in the Bastrop Building Block (B<sup>3</sup>) Code, Section 2.3.003 "Zoning Upon Annexation"; and

**WHEREAS**, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on July 28, 2022, which made a unanimous recommendation by a vote of 6-0 for approval of the rezoning request; and

**WHEREAS**, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City Council regarding the requested zoning modification; and

**WHEREAS**, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for 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**, after consideration of public input received at the hearing on August 23, 2022, the information provided by the Applicants, and all other information presented, City Council finds that it necessary and proper to enact this Ordinance.

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

**Section 1:** The Property, 26.902 acres out of land out of the Nancy Blakey Survey is rezoned from P2 Rural to P4 Mix and 29.718 acres out of land out of the Nancy Blakey Survey is rezoned from P2 Rural to P5 Core and a Concept Plan is established, requiring the provision of the 10% Civic Space requirement at final plat, either through the dedication of parkland/open space, or through rezoning, located east of FM 969 and north of SH 71, within the City Limits of Bastrop, Texas as more particularly shown on Exhibits A & B.

**Section 2:** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**Section 3:** All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

**Section 4:** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

**Section 5:** The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance. Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

**Section 6:** 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.

**Section 7:** This Ordinance shall be effective immediately upon passage and publication.


**READ & ACKNOWLEDGE** on First Reading on this the 23rd day of August 2022.

**READ & ADOPTED** on Second Reading on this the 13th day of September 2022.


**APPROVED:**

  
Connie B. Schroeder, Mayor

**ATTEST:**

  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

  
Alan Bojorquez, City Attorney  
Rezzin Pullum, Assistant City Attorney

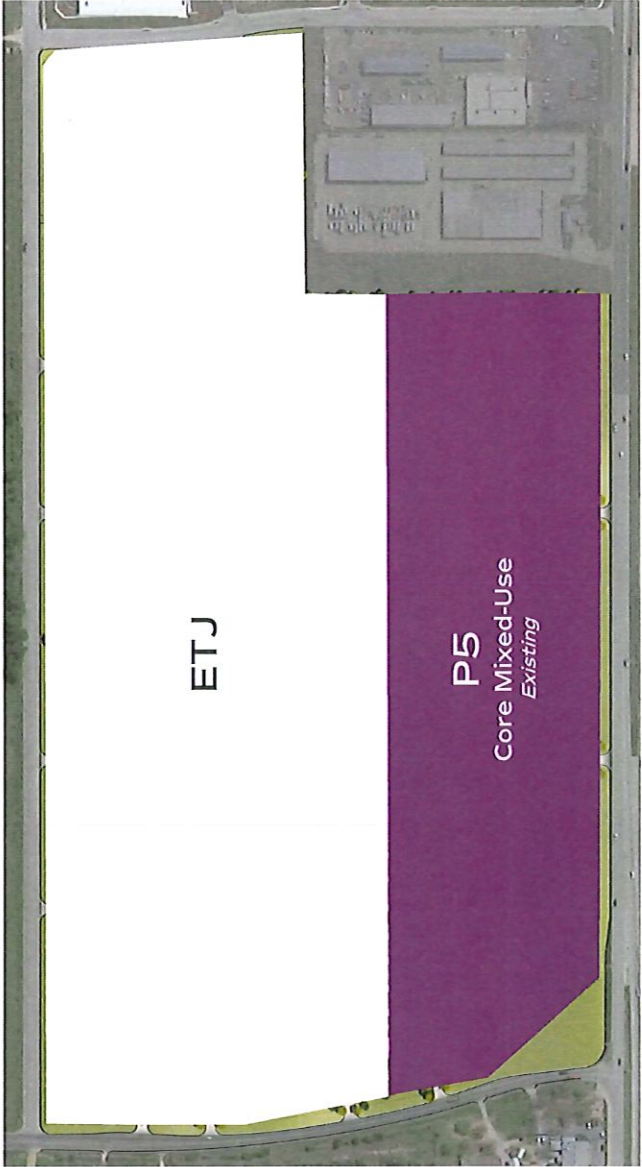
PEARL RIVER

# Entitlements

ANNEXATION & P5 CORE MIXED-USE ZONING

+/- 10%  
Civic Space

PER B3 CODE TO BE IDENTIFIED WHEN  
THE PROPERTY IS PLATTED



Existing Zoning



Requested Zoning

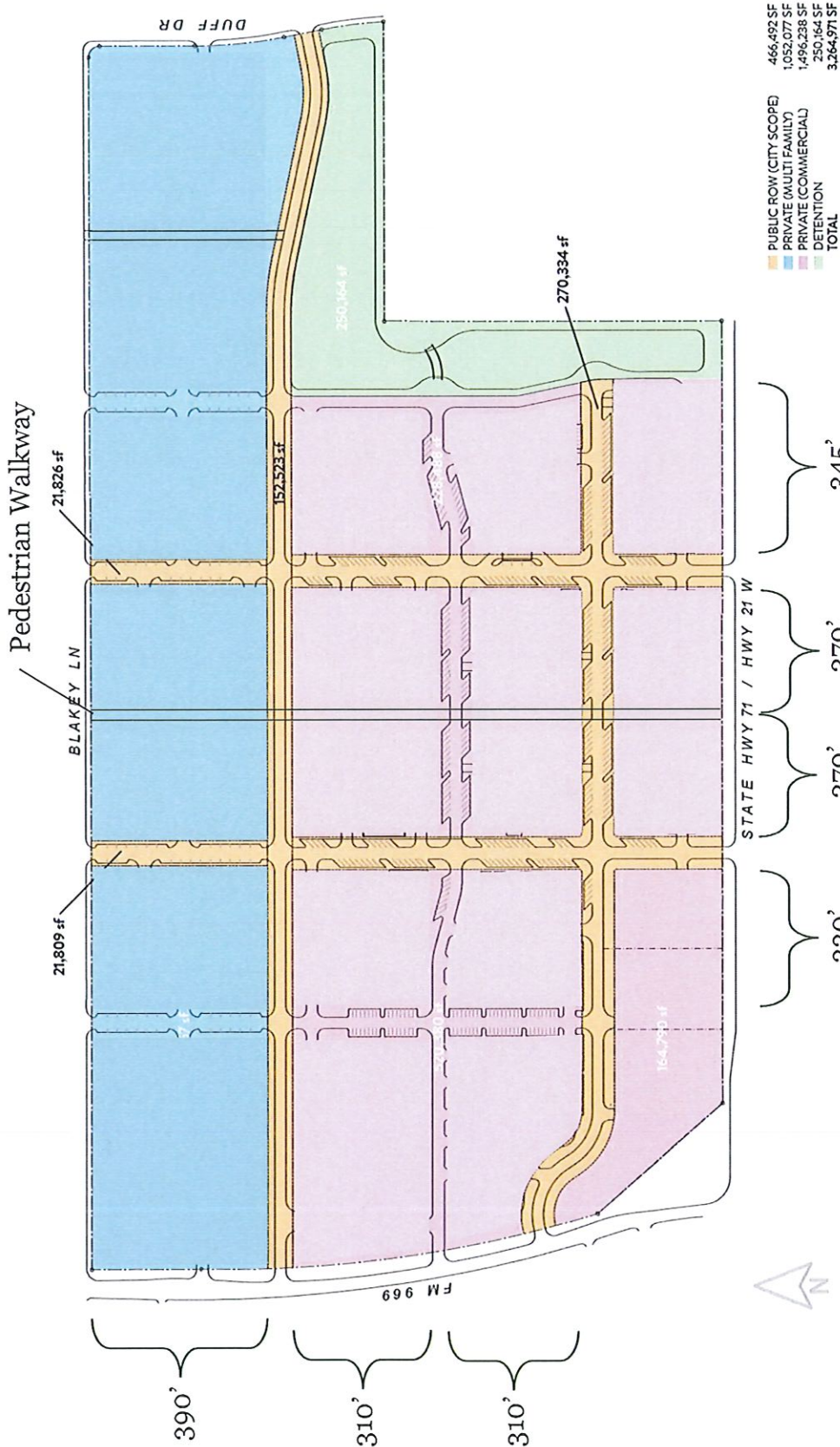
PEA

Item 3C.



PEARL RIVER

# Block Dimensions



PEA

Item 3C.



**A METES AND BOUNDS  
DESCRIPTION OF A  
56.620 ACRE TRACT OF LAND**

BEING a 56.620 acre (2,466,385 square feet) tract of land situated in the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas; and being a portion of a tract called "Reserve" on the plat of Lone Star Storage Subdivision, recorded in Cabinet 4, Page 163-A of the Official Public Records of Bastrop County, also being a portion of that certain 74.974 acre tract described in instrument to PRC 01 Bastrop, LLC, recorded in Document No. 202200112 of the Official Public Records of Bastrop County; and being more particularly described by metes and bounds as follows:

COMMENCING, at a "TXDOT" Concrete Monument found marking the southwest corner end of a cutback at the intersection northerly right-of-way line of State Highway 71 (300' right-of-way wide) and the easterly right-of-way line of Farm to Market Road 969 (80' right-of-way wide), and marking the southern-most southwest corner of the herein described tract;

THENCE, in a northwesterly direction along a said Farm to Market Road 969, the following four (4) courses and distances.

1. North 43°37'41" West, 370.98 feet to a "TXDOT" Concrete Monument found for corner;
2. in a northerly direction along a non-tangent curve to the right, having a radius of 2824.79 feet, a chord North 17°41'54" West, 146.68 feet, a central angle of 2°58'32", and an arc length of 146.69 feet to a POINT OF BEGINNING and southwest corner of the herein described tract;
3. in a northerly direction continuing along a tangent curve to the right, having a radius of 2824.79 feet, a chord North 08°36'51" West, 746.83 feet, a central angle of 15°11'33", and an arc length of 749.02 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 02°26'48" West, 243.14 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE, North 87°41'49" East, 2687.44 feet departing the westerly right-of-way line of said Farm to Market Road 969 and along the southerly line of Blakey Lane "North Road Segment II" recorded in Volume 1799, Page 356 of the Official Public Records of Bastrop County, to a 1/2-inch iron rod with plastic cap stamped "KHA" set marking the northwest end of a right-of-way cutback curve at the intersection with the westerly line of Duff Drive (60' wide right-of-way) recorded in Cabinet 5, Page 145A of the Amended Plat of Lots 1, 2, and 3, Block A, Burleson Crossing;

THENCE, along westerly line of said Duff Drive, the following five (5) courses and distances;

1. in a southeasterly direction along a non-tangent curve to the right, having a radius of 25.00 feet, a chord South 47°18'11" East, 35.36 feet, a central angle of 90°00'54", and an arc length of 39.28 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for a point of curvature;
2. South 02°18'11" East, 211.62 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
3. in a southerly direction along a tangent curve to the left, having a radius of 1030.00 feet, a chord of South 07°52'45" East, 200.16 feet, a central angle of 11°09'07", and an arc length of 200.48 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
4. South 13°27'19" East, 85.21 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for a point of curvature;
5. in a southerly direction along a tangent curve to the right, having a radius of 970.00 feet, a chord of South 09°19'29" East, 139.73 feet, a central angle of 08°15'40", and an arc length of 139.86 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner marking the northwest corner of Lot 1 of a said Lonestar Storage Subdivision;

THENCE, along the northwest boundary line of said Lot 1, the following two (2) courses and distances;

1. South 87°45'06" West, 663.82 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 02°14'54" East, 330.32 feet to a point for corner;

THENCE, South 87°45'51" West, 2018.62 feet to the POINT OF BEGINNING, and containing 56.620 acres of land in Bastrop County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 1.0000139976. This description was generated on 8/8/2022 at 5:40 PM, based on geometry in the drawing file K:\SNA\_Survey\069300300-PEARL RVR-BASTROP 75AC\DWG\Exhibits\56.620 AC - Pearl River Bastrop Core.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.



**EXHIBIT OF A  
56.620 ACRE  
NANCY BLAKEY SURVEY,  
ABSTRACT NO. 98  
BASTROP COUNTY, TEXAS**

JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
greg.mosier@kimley-horn.com

*John G. Mosier*  
8-9-22

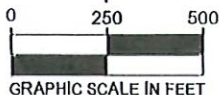
**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	8/9/2022	069300300	1 OF 2





### CURVE TABLE

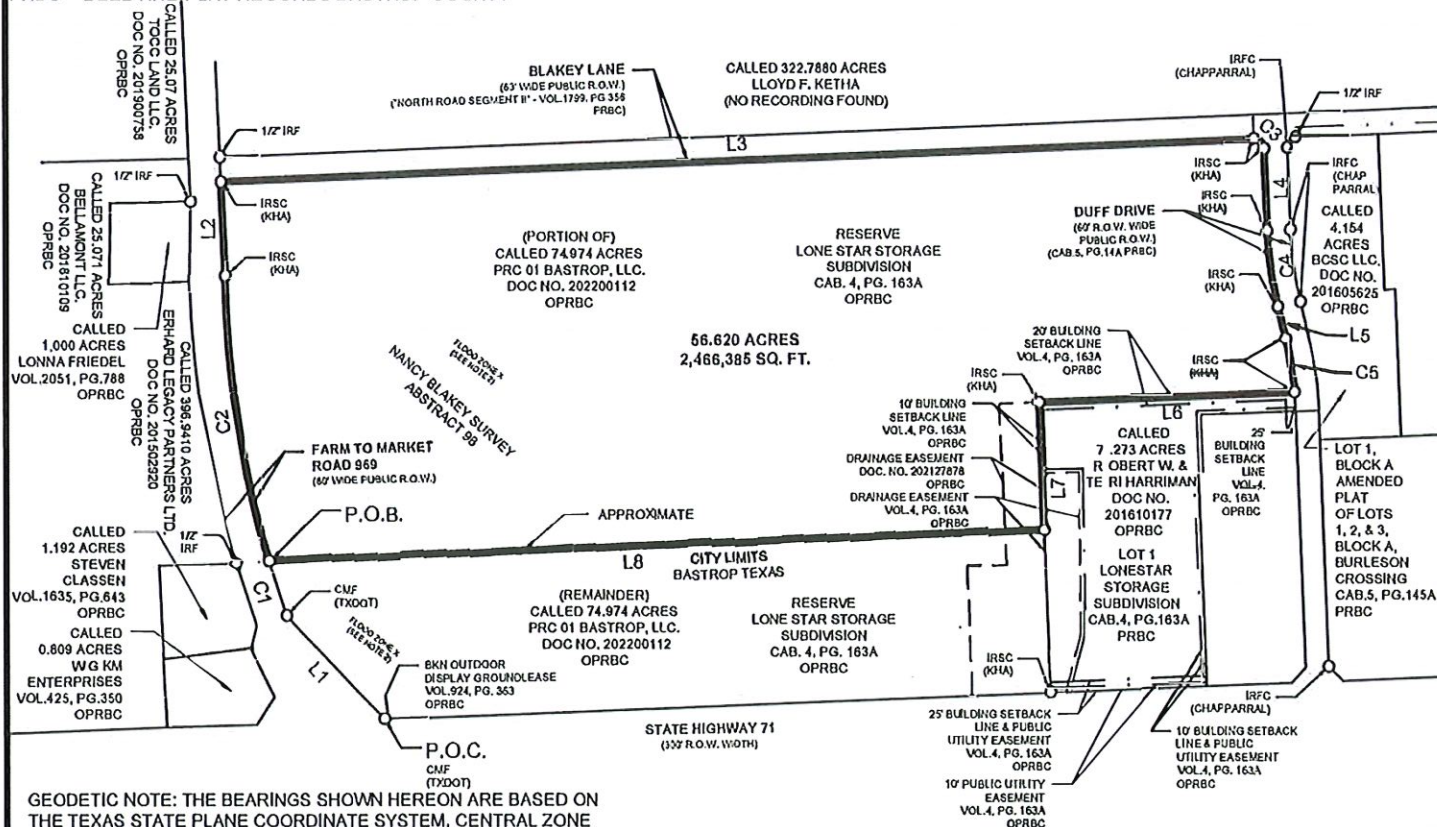
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°58'32"	2824.79'	146.69'	N17°41'54"W	146.68'
C2	15°11'33"	2824.79'	749.02'	N08°36'51"W	746.83'
C3	90°00'54"	25.00'	39.28'	S47°18'11"E	35.36'
C4	11°09'07"	1030.00'	200.48'	S07°52'45"E	200.16'
C5	8°15'40"	970.00'	139.86'	S09°19'29"E	139.73'

### LINE TABLE

NO.	BEARING	LENGTH
L1	N43°37'41"W	370.98'
L2	N02°26'48"W	243.14'
L3	N87°41'49"E	2687.44'
L4	S02°18'11"E	211.62'
L5	S13°27'19"E	85.21'
L6	S87°45'06"W	663.82'
L7	S02°14'54"E	330.32'
L8	S87°45'51"W	2018.62'

#### LEGEND:

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET  
1/2" IRF = IRON ROD FOUND  
1/2" IRFC = IRON ROD FOUND (W/CAP STAMPED "\_\_\_\_")  
CMF = CONCRETE MONUMENT FOUND  
CAB. = CABINET NUMBER  
DOC. = CABINET NUMBER  
PG. = PAGE  
OPRBC = OFFICIAL PUBLIC RECORDS BASTROP COUNTY  
PRBC = DEED AND PLAT RECORDS BASTROP COUNTY



GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.0000139976. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 069300300 FOR ADDITIONAL INFORMATION.

JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
greg.mosier@kimley-horn.com



*John G. Mosier*  
8-9-22

**EXHIBIT OF A**  
**56.620 ACRE**  
**NANCY BLAKEY SURVEY,**  
**ABSTRACT NO. 98**  
**BASTROP COUNTY, TEXAS**

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	DJG	JGM	8/9/2022	069300300	2 OF 2

### B<sup>3</sup> CODE INTENT

The intent of the Code is to establish the Standards that enable, encourage, and ensure the community achieves:

- ✓ Fiscal Sustainability
- ✓ Geographically Sensitive Developments
- ✓ Perpetuation of Authentic Bastrop

The intent section is organized into three categories, from largest scale to smallest:

1. The City
2. The Neighborhoods
3. The Building Blocks & Buildings

## THE CITY

### THE CITY OF BASTROP WILL:

- ▶ Adopt Standards and processes that result in fiscally sustainable development and promote Incremental development with intentional character by focusing on the intersection of the Public and Private Realms;
- ▶ Retain its natural infrastructure and visual character derived from topography, woodlands, farmlands and waterways;
- ▶ Encourage Infill and redevelopment growth strategies along with new neighborhoods;
- ▶ Facilitate development of Infill properties contiguous to an existing built environment in the pattern of Traditional Neighborhood Development (TND) or Village Center Development (VCD) and be integrated with the existing pattern;
- ▶ Promote development of properties non-contiguous to an existing built environment organized in the pattern of Traditional Neighborhood Development (TND), Cluster Land Development (CLD), or Village Center Development (VCD);
- ▶ Plan and reserve Transportation Corridors in coordination with land development;
- ▶ Define and connect the built environment with trails and greenways; and
- ▶ Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile.

## THE NEIGHBORHOOD

### THE CODE PROMOTES:

- ▶ Complete neighborhood developments, not Residential subdivisions;
- ▶ Choosing Traditional Neighborhood Development as the preferred development pattern where the natural landscape allows;
- ▶ Developing along the frontage of the Colorado River, using the natural topography as a public amenity;
- ▶ Allowing independence to those who do not drive by having ordinary activities of daily living within walking distance of most dwellings;
- ▶ Interconnecting networks of Streets designed to disperse traffic and reduce the length of automobile trips;
- ▶ Building and maintaining a range of housing types and price levels within neighborhoods to accommodate diverse ages and incomes;
- ▶ Mixing Civic, institutional, and commercial activities, not isolating them in remote single-use complexes;
- ▶ Enabling children to walk or bike to schools that are sized correctly and located nearby; and,
- ▶ Distributing a range of Civic Spaces including parks, squares, plazas, and playgrounds throughout the City.



## THE BUILDING BLOCK AND THE BUILDING

### WITHIN THE CODE:

- ▶ The Building Block scale is key to creating walkable, timeless places that can evolve with shifting trends;
- ▶ Buildings and landscaping contribute to the physical definition of Streets as Civic Spaces;
- ▶ Development adequately accommodates automobiles while respecting the Pedestrian in the Public Frontage;
- ▶ The design of Streets and buildings reinforce safe environments, but not at the expense of accessibility;
- ▶ Architecture and landscape design grow from local climate, topography, history, and building practice;
- ▶ Public gathering places provided as locations that reinforce community identity and ownership;
- ▶ Civic Buildings are distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City; and,
- ▶ The Preservation and renewal of historic buildings must be facilitated, to affirm the continuity and evolution of the City.

**ORDINANCE NO. 2025-02**

**AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES CHAPTER 14, THE BASTROP BUILDING BLOCK (B3) CODE, ARTICLE 6.5 BUILDING TYPES, SECTION 6.5.003 BUILDING STANDARDS PER PLACE TYPE A. LOT OCCUPATION 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,** pursuant to Texas Local Government Code Chapters 211, 212, 214, and 217 the City Council of the City of Bastrop has general authority to regulate planning, zoning, subdivisions, and the construction of buildings; and

**WHEREAS,** This amendment seeks to reduce the impervious cover ratio in the P3 to 50% max, P4 to 60% max, and P5 to 65% max, and places the needs of residents above the desire for denser development; and

**WHEREAS,** the City Council find that certain amendments to the aforementioned ordinances are necessary and reasonable to meet changing conditions and are in the best interest of the City.

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

**Section 1. Finding 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 Bastrop Building Block Code (B3),** Section 6.5.003 of the Bastrop Building Code 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. Any struck-through text shall be deleted from the Code, as shown in each of the attachments.

**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.

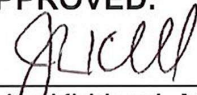
**Section 4.** Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions 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.

**READ & ACKNOWLEDGED** on First Reading on this the 14<sup>th</sup> day of January 2025.

**READ & ADOPTED** on Second Reading on this the 28<sup>th</sup> day of January 2025.


**APPROVED:**

by:   
John Kirkland, Mayor Pro Tem

**ATTEST:**

  
Victoria Psencik, Assistant City Secretary

**APPROVED AS TO FORM:**

  
City Attorney



## Exhibit A

## SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE

Place Types		P1	P2	P3	P4	P5
A. LOT OCCUPATION						
	Lot Coverage		40% max	<del>50</del> 60% max	<del>60</del> 70% max	<del>65</del> 80% max



# STAFF REPORT

**MEETING DATE:** August 28, 2025

**TITLE: Warrant Review for Lone Star Storage – Request to Exceed Maximum Lot Coverage in P5 Core**

Consider and act on a recommendation to the City Council regarding a Warrant request to allow up to 80% lot coverage on a 7.27-acre lot zoned P5 Core, located at the existing Lone Star Storage Complex. The request seeks to deviate from the current 65% maximum lot coverage requirement established by the B3 Code in order to accommodate an expansion that includes two new buildings and additional pavement.

**AGENDA ITEM SUBMITTED BY:**

Brittany Epling, Senior Planner

**BACKGROUND/HISTORY:**

Lone Star Storage is an existing commercial storage facility located adjacent to the Sendero development, northeast of FM 969 and W SH 71. The property is zoned P5 Core under the City's Bastrop Building Block (B3) Code and occupies approximately 7.27 acres. The applicant is requesting a Warrant to allow up to 80% lot coverage to support the expansion of the facility, including the construction of two additional buildings and accompanying paving improvements.

At the time the Sendero development was designed and reviewed, the Lone Star Storage site was incorporated into the Sendero drainage infrastructure. Specifically, all runoff from Lone Star Storage was planned to discharge into the Sendero detention pond, and the drainage system was engineered, reviewed, and approved to accommodate impervious coverage of up to 80% from both developments. This was reflected in the Final Drainage Plan, approved under MyGov application #23-000013 on August 2, 2023.

On January 28, 2025, the City adopted Ordinance No. 2025-02, which reduced the maximum allowable lot coverage in three Place Types:

- From 60% to 50% in P3 Neighborhood,
- From 70% to 60% in P4 Mix, and
- From 80% to 65% in P5 Core.

Although Lone Star's drainage was approved and built under the earlier standard, lot coverage is not considered a vested right, and any expansion must comply with current B3 Code requirements or receive a Warrant. As such, the applicant is seeking a Warrant to allow for continued development under the original drainage assumptions without revising the stormwater infrastructure.

**FOCUS AREAS:**

The request supports the following City of Bastrop Focus Areas:

*Managing Growth* – The request allows for development that leverages previously approved and constructed infrastructure, avoiding redundant engineering costs and unnecessary delays while maintaining public safety.

*Uniquely Bastrop* – By applying the Warrant process, the City demonstrates flexibility and context-based planning while upholding the goals of the B3 Code through intentional, site-specific review.

## **JUSTIFICATION & ALIGNMENT WITH B3 CODE INTENT:**

While the proposed expansion does not strictly conform to the B3 Code's updated P5 Core standard of 65% lot coverage, the Warrant process is a built-in mechanism designed to accommodate practical deviations where context, prior approvals, and public interest justify such relief.

This Warrant request aligns with the Intents of the B3 Code in the following ways:

### *1. Fiscal Sustainability*

The drainage system serving both Lone Star Storage and Sendero was reviewed and constructed under previously approved assumptions. Requiring reengineering or a redesign of the detention system to accommodate a reduced lot coverage would incur unnecessary cost to both the applicant and City resources, with no additional public benefit.

### *2. Geographically Sensitive Development*

While the updated Code promotes reduced impervious coverage for long-term flood resilience, this site's runoff has already been accounted for through a regional pond sized specifically for 80% lot coverage. The Warrant honors the site's existing hydrological context without undermining the environmental goals of the City.

### *3. Perpetuation of Authentic Bastrop*

Although not a traditional walkable development typology, the B3 Code recognizes that not all projects will mirror historic development patterns. The use of the Warrant process allows this site to expand in a manner that balances modern economic activity with infrastructure compatibility, supporting community needs while preserving previously approved engineering solutions.

Moreover, the Code's intent to support incremental development with intentional character is preserved by ensuring new construction occurs within the bounds of already-planned infrastructure.

## **RECOMMENDATION:**

Take action recommending approval to the City Council for a Warrant to allow up to 80% lot coverage on the 7.27-acre P5 Core-zoned Lone Star Storage site, based on prior drainage approvals and in alignment with the Intent of the B3 Code to support fiscally responsible, geographically sensitive, and context-aware development.

## **ATTACHMENTS:**

1. Warrant Request Application – Lone Star Storage
2. Approved Drainage Plan – MyGov #23-000013
3. B3 Code Section on Lot Coverage Limits (2023 vs. 2025)
4. Ordinance No. 2025-02 – Adopted January 28, 2025
5. Excerpt: B3 Code Intents
6. Site Map – Lone Star Storage and Shared Pond Location



July 25, 2025  
SEC No. 111.002B

City of Bastrop  
Engineering Department  
1311 Chestnut Street  
Bastrop, TX 78602

RE: **Lone Star Storage – Phase 2 Expansion**  
Warrant Request for Impervious Cover  
807 State Highway 71 (± 7.27-Acres)  
Bastrop, Bastrop County, Texas

To Whom It May Concern,

On behalf of the ownership team for Lone Star Storage, Southtown Engineering & Consulting, LLC (SEC) is submitting this warrant request to allow an impervious cover of approximately 80% on the above-referenced site. The property is located within a P5 Place Type under the B3 Code, which now limits impervious cover to 65% as of January 2025.

The subject site was previously approved for development as a multi-phase storage facility, and Phase 1 has already been constructed. As part of those prior approvals, a privately constructed regional detention pond was designed and permitted to serve the full build-out of the project at an 80% impervious cover rate. That pond has since been constructed and accepted by the City of Bastrop.

The proposed Phase 2 site plan remains consistent with the original drainage study and vested expectations established under prior development phases. No changes to drainage patterns, site intensity, or public infrastructure demands are proposed. The project will not require any new offsite improvements or upgrades to utilities or stormwater systems.

The requested warrant will allow the project to proceed using already constructed infrastructure, prevent unnecessary redesign and permitting delays, and maintain alignment with the site's originally envisioned layout.

Thank you for your consideration. Please feel free to contact our office at (210) 560-1614 with any questions or if additional documentation is needed.

Sincerely,  
**Southtown Engineering & Consulting LLC**  
Texas Engineering Firm No. F-21723

Amir Namakforoosh, P.E., President







## B3 Code, 2023 Lot Coverage Requirements

Item 3D.

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

### LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	60% max	70% max	80% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		10 ft - no max	10 ft - 25 ft*	5 ft - 15 ft	2 ft - 15 ft	

\* Lots exceeding 1/2 acre may extend Build-to-Line up to 60 ft from the Frontage Line.

### BUILDING HEIGHT IN STORIES - SEC. 6.5.003

PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown	5 max
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	

### FIRST LAYER ENCROACHMENTS - SEC. 6.5.002

\*\* SEE PLACE TYPE OVERLAYS    BLANK= BY WARRANT    P = PERMITTED    NP = NOT PERMITTED

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	50% max	60% max	65% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		25 ft*	25 ft*	5 ft - 15 ft	2 ft - 15 ft	
MINIMUM LOT SIZE		1 acres***	0.33 acres***			
FIRST LAYER SETBACK		Built Environment**	Built Environment**			

\* Only applicable to underdeveloped lots in P2 & P3, an undeveloped lot shall mean a lot that is raw land and not a part of any preexisting neighborhood; all other lots shall adhere to the First Layer Setback.

\*\* The First Layer Setback shall be the average of the front yard setback of two (2) lots to the right and two lots to the left, +/- 5 feet.

\*\*\* For lots not compatible with the minimum lot size, please see Section 2.4.001.

BUILDING HEIGHT IN STORIES - SEC. 6.5.003					
PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max
FIRST LAYER ENCROACHMENTS - SEC. 6.5.002					

\*\* SEE PLACE TYPE OVERLAYS    BLANK= BY WARRANT    P = PERMITTED    NP = NOT PERMITTED

**ORDINANCE NO. 2025-02**

**AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES CHAPTER 14, THE BASTROP BUILDING BLOCK (B3) CODE, ARTICLE 6.5 BUILDING TYPES, SECTION 6.5.003 BUILDING STANDARDS PER PLACE TYPE A. LOT OCCUPATION 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,** pursuant to Texas Local Government Code Chapters 211, 212, 214, and 217 the City Council of the City of Bastrop has general authority to regulate planning, zoning, subdivisions, and the construction of buildings; and

**WHEREAS,** This amendment seeks to reduce the impervious cover ratio in the P3 to 50% max, P4 to 60% max, and P5 to 65% max, and places the needs of residents above the desire for denser development; and

**WHEREAS,** the City Council find that certain amendments to the aforementioned ordinances are necessary and reasonable to meet changing conditions and are in the best interest of the City.

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

**Section 1. Finding 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 Bastrop Building Block Code (B3),** Section 6.5.003 of the Bastrop Building Code 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. Any struck-through text shall be deleted from the Code, as shown in each of the attachments.

**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.

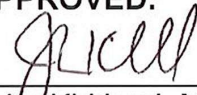
**Section 4.** Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions 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.

**READ & ACKNOWLEDGED** on First Reading on this the 14<sup>th</sup> day of January 2025.

**READ & ADOPTED** on Second Reading on this the 28<sup>th</sup> day of January 2025.

**APPROVED:**

by:   
John Kirkland, Mayor Pro Tem

**ATTEST:**

  
Victoria Psencik, Assistant City Secretary

**APPROVED AS TO FORM:**


  
City Attorney



Exhibit A

SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE

Place Types	P1	P2	P3	P4	P5
A. LOT OCCUPATION					
Lot Coverage		40% max	50 60% max	60 70% max	65 80% max

### B<sup>3</sup> CODE INTENT

The intent of the Code is to establish the Standards that enable, encourage, and ensure the community achieves:

- ✓ Fiscal Sustainability
- ✓ Geographically Sensitive Developments
- ✓ Perpetuation of Authentic Bastrop

The intent section is organized into three categories, from largest scale to smallest:

1. The City
2. The Neighborhoods
3. The Building Blocks & Buildings

## THE CITY

### THE CITY OF BASTROP WILL:

- ▶ Adopt Standards and processes that result in fiscally sustainable development and promote Incremental development with intentional character by focusing on the intersection of the Public and Private Realms;
- ▶ Retain its natural infrastructure and visual character derived from topography, woodlands, farmlands and waterways;
- ▶ Encourage Infill and redevelopment growth strategies along with new neighborhoods;
- ▶ Facilitate development of Infill properties contiguous to an existing built environment in the pattern of Traditional Neighborhood Development (TND) or Village Center Development (VCD) and be integrated with the existing pattern;
- ▶ Promote development of properties non-contiguous to an existing built environment organized in the pattern of Traditional Neighborhood Development (TND), Cluster Land Development (CLD), or Village Center Development (VCD);
- ▶ Plan and reserve Transportation Corridors in coordination with land development;
- ▶ Define and connect the built environment with trails and greenways; and
- ▶ Create a framework of transit, Pedestrian, and bicycle systems that provide alternatives to the automobile.

## THE NEIGHBORHOOD

### THE CODE PROMOTES:

- ▶ Complete neighborhood developments, not Residential subdivisions;
- ▶ Choosing Traditional Neighborhood Development as the preferred development pattern where the natural landscape allows;
- ▶ Developing along the frontage of the Colorado River, using the natural topography as a public amenity;
- ▶ Allowing independence to those who do not drive by having ordinary activities of daily living within walking distance of most dwellings;
- ▶ Interconnecting networks of Streets designed to disperse traffic and reduce the length of automobile trips;
- ▶ Building and maintaining a range of housing types and price levels within neighborhoods to accommodate diverse ages and incomes;
- ▶ Mixing Civic, institutional, and commercial activities, not isolating them in remote single-use complexes;
- ▶ Enabling children to walk or bike to schools that are sized correctly and located nearby; and,
- ▶ Distributing a range of Civic Spaces including parks, squares, plazas, and playgrounds throughout the City.



## THE BUILDING BLOCK AND THE BUILDING

### WITHIN THE CODE:

- ▶ The Building Block scale is key to creating walkable, timeless places that can evolve with shifting trends;
- ▶ Buildings and landscaping contribute to the physical definition of Streets as Civic Spaces;
- ▶ Development adequately accommodates automobiles while respecting the Pedestrian in the Public Frontage;
- ▶ The design of Streets and buildings reinforce safe environments, but not at the expense of accessibility;
- ▶ Architecture and landscape design grow from local climate, topography, history, and building practice;
- ▶ Public gathering places provided as locations that reinforce community identity and ownership;
- ▶ Civic Buildings are distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City; and,
- ▶ The Preservation and renewal of historic buildings must be facilitated, to affirm the continuity and evolution of the City.





# STAFF REPORT

**MEETING DATE:** August 28, 2025

**TITLE:**

Conduct a public hearing, consider and act on a recommendation for the request for a Zoning Concept Scheme to rezone the project site from P-EC Employment Center to Planned Development District (“PDD”) with a base district of P4 for the area described as being 7.398 +/- acres out of the Steel Yard Subdivision, Lot 3, located at 2002 SH 95, Bastrop, TX 78602. This development is more commonly known as the Crossings at 95.

**AGENDA ITEM SUBMITTED BY:**

James E. Cowey, Director of Development Services

**ITEM DETAILS:**

Site Address:	2002 State Highway 95, Bastrop TX
Total Acreage:	7.398 acres
Acreage Rezoned:	7.398 acres
Legal Description:	Lot 3 out of the Steel Yard Subdivision being 7.398 acres
Property Owner:	Iron Realty LLC - Bastrop
Agent Contact:	Shiva Shankar / Paradise Engineers LLC
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P-EC Employment Center
Proposed Zoning:	Planned Development District, P4 Mix Base Zoning
Character District:	North End
Future Land Use:	Mixed Use Corridor Commercial and Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has applied for a Zoning Concept Scheme for Lot 3 of the Steel Yard Subdivision (Attachment 2). The proposal is to place a Planned Development District (PDD) with a P4 Mix base zoning to appropriately incorporate a mixed-use community that offers a variety of housing types, commercial and retail and enhance the connectivity in the city.

The existing land use is classified as P-EC Employment Center. However, the future land use map calls for “Mixed Use Corridor Commercial” and “Neighborhood Residential” as defined below.

Place Type 4 – Mix is defined in the B3 Code as:

“More intense Building Types that provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this

District only in House form Structures. Because P4 is a transition area, the Street Types consists of multimodal Streets but are primarily Residential urban fabric.”

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Detention pond
Transportation	Y	Extensions of public streets
Parks and Open Space	N	Fee in lieu of

### Drainage

Drainage will be managed by each section individually; the pre and post development will remain the same. A drainage plan will be submitted and reviewed by the City Engineer prior to Final Plat approval.

### Utilities

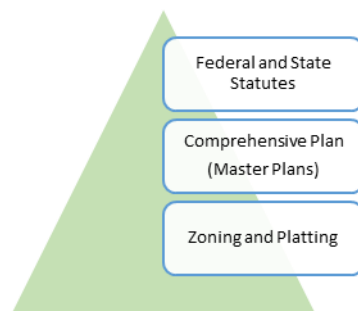
Wastewater and water service (domestic and fire) will be provided by the City of Bastrop via line extensions, exact locations to be determined prior to platting. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) requirements.

Electric service provided by Bastrop Power and Light.

Gas will be provided by Center Point Energy.

### Traffic Impact and Streets

This zoning concept plan was designed in order to maximize pedestrian and vehicular circulation within the development. There will be public streets that connect the property to Linden Street and State Highway 95. The developer will construct the extension of Linden Street, extending the 55.55’ public right of way from Linden Street to State Highway 95. A traffic impact analysis is not required at this time.



### Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not

effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

*Zoning Change signs were visibly placed in front of the property and notice was sent to property owners within 500 feet of the property boundary.*

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

*N/A. Bastrop is not a general-law municipality.*

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

*The public meeting was noticed in the newspaper on 08/13/2025, Zoning Change signs were visibly placed in front of the property on 08/15/2025 and notice was sent to property owners within 500 feet of the property boundary on 08/15/2025. Notice of the meeting was posted at least 72 hours in advance.*

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

*At the time of this report, no protest have been received.*

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

*If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of three-fourths majority to approve the zoning request.*

### Compliance with 2036 Comprehensive Plan:

The Future Land Use Plan shows this area as Mixed-Use Corridor Commercial and Neighborhood Residential:

The Mixed-Use Corridor Commercial category supports a pedestrian-friendly, well-planned and residential uses in a vibrant corridor environment. These areas are envisioned as dynamic, complete neighborhoods that foster a strong sense of place. Development is 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 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.

*Representative land uses that are appropriate in Mixed-Use Corridor Commercial include multi-story mixed-use development, typically with commercial on the ground floor and office or residential above. It is intended to evolve with market needs, offering flexibility without compromising compatibility.*

The Neighborhood Residential character area 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.

*Representative land uses that are appropriate in Neighborhood Residential are predominantly single-family detached housing, with limited options for alternative single-family where appropriate.*

### **FISCAL IMPACT:**

None

### **RECOMMENDATION:**

Conduct a public hearing, consider and act on a recommendation for the request for a Zoning Concept Scheme to rezone the project site from P-EC Employment Center to Planned Development District ("PDD") with a base district of P4 for the area described as being 7.398 +/- acres out of the Steel Yard Subdivision, Lot 3, located at 2002 SH 95, Bastrop, TX 78602. This development is more commonly known as the Crossings at 95.

### **ATTACHMENTS:**

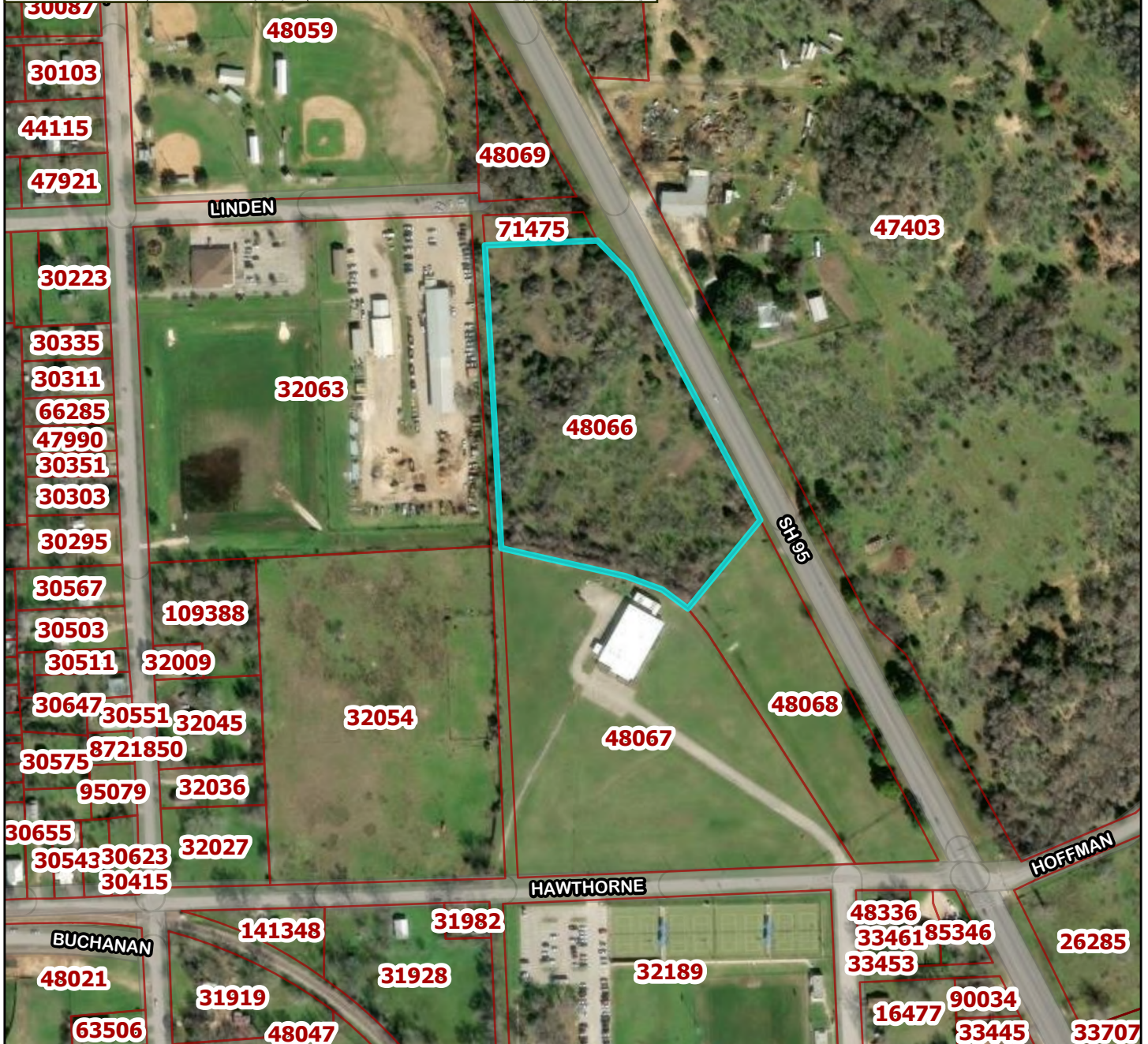
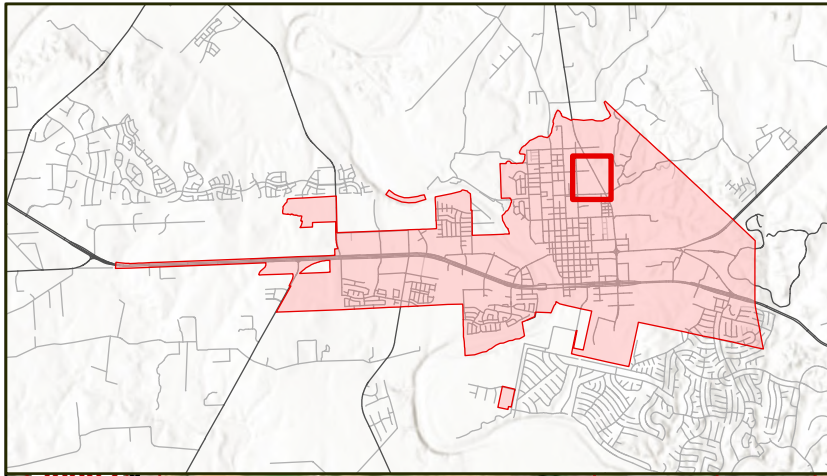
- Attachment 1: Location Map
- Attachment 2: Crossings @ 95 PDD
- Attachment 3: Crossings @ 95 Concept Plan





Attachment 1  
Notification Map

# Rezone PID 48066



2/17/2025

0 100 200 300 400 ft

Scale 1:4,000

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 suitable for navigational purposes.

Draft \_\_\_\_\_, 2025

**PLANNED DEVELOPMENT DISTRICT NO. { }:  
CROSSINGS @ 95**

Planned Development District Agreement

between the

City of Bastrop, Texas

&

Iron Realty LLC - Bastrop, a Texas limited partnership

Approved by the Planning & Zoning Commission on:  
\_\_\_\_\_, 2025.

Approved by the City Council on:  
\_\_\_\_\_, 2025.



**THIS PLANNED DEVELOPMENT DISTRICT AGREEMENT** (this “Agreement” or the “PDD Agreement”) is entered into between the City of Bastrop, Texas, a Home-Rule municipality (“City”), and Iron Realty LLC - Bastrop, a Texas limited partnership (“Owner”), pursuant to City of Bastrop Code of Ordinances, Article \_\_. \_\_, and Planned Development Districts Ordinance, Section . (the “PDD Ordinance”), pertaining to the Property defined below.

### RECITALS

**WHEREAS**, the Owner is the owner of certain real property consisting of approximately 7.40 acres, commonly known as Crossings @ 95, located within the city limits of the City of Bastrop, in Bastrop County, Texas, and as more particularly identified and described in *Exhibit A* (the “Property”) to *Attachment “A”*; and

**WHEREAS**, the Owner intends to develop an integrated, innovative, planned development consisting of a mixed-use retail, commercial services, restaurant, multifamily, and townhomes as described herein; and

**WHEREAS**, the Property is currently zoned PEC Employment Center pursuant to Ordinance No. 2019-51-B3 Code (the “Original Zoning Ordinance”), which ordinance also grants the Property various warrants set forth therein which are also attached hereto as *Exhibit D to Attachment “A”* (the “Warrants”); and

**WHEREAS**, the Parties believe it is in the best interest of the Project to amend and replace the Original Zoning Ordinance with this PDD Agreement; and

**WHEREAS**, the Property will be developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan submitted to the City shown as *Exhibit B to Attachment “A”*; and

**WHEREAS**, the City of Bastrop Code of Ordinances, the PDD Ordinance, and this Agreement set forth the Development Standards that will be applicable to the Property, and which, with the PD Master Plan, will control development of the Property; and

**WHEREAS**, subject to public notices and public hearings, the City’s Planning and Zoning Commission reviewed and recommended approval of this Agreement; and

**WHEREAS**, the City Council reviewed this Agreement and the proposed PD Master Plan and determined that it promotes the health, safety, and general welfare of the citizens of Bastrop and complies with the intent of the PDD Ordinance.

**NOW, THEREFORE, BY THIS AGREEMENT WITNESSETH** that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

## **ARTICLE I. GENERAL PROVISIONS**

- 11. Purpose.** The purpose of the PDD Agreement is to ensure a development that includes compatibility of land uses and allows for the adjustment of changing community demands by meeting one or more of the following criteria, namely that it:
- (a) provides for superior design of lots or buildings;
  - (b) provides for open space for public use;
  - (c) provides amenities or features that would be of special benefit to the property users or community;
  - (d) protects, preserves, or adequately mitigates for natural amenities and environmental assets such as trees, creeks, ponds, floodplains, hills, slopes, viewscapes and wildlife habitats;
  - (e) protects or preserves existing historical buildings, structures, features, or places;
  - (f) provides for an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
  - (g) meets or exceeds the present standards of the City's Code.
- 12. Zoning.** The Property is designated PDD with a base district of P4 Neighborhood Mix (with Warrants) and shall be developed in accordance with the PD Master Plan, and this Agreement (including the Development Standards and Warrants). It is hereby acknowledged that regardless of the zoning category approved for the Property, the Property shall be able to be developed for a mixed-use retail & commercial services, restaurant, multifamily, and townhomes in accordance with the PD Master Plan, the Warrants, the Development Standards and the terms and conditions of this Agreement.

The development will be divided into four lots:

- (a) **Lot 1:** A one-story restaurant building.
- (b) **Lots 2 and 3:** A four-story building with the ground floor designated for mixed-use retail and commercial spaces, and the second through fourth floors serving as an apartment complex.
- (c) **Lot 4:** Two-story townhomes.

All matters not specifically addressed in this Agreement shall be regulated by applicable sections of the Code (as hereinafter defined). If there is a conflict between this Agreement and the Code, this Agreement shall supersede the specific conflicting provisions of the Code.

- 13. Development Standards Approved.** The Development Standards set out in Article II of this Agreement and listed on *Exhibit C to Attachment "A"* (the "Development Standards") are hereby approved. Owner agrees that all uses and development within the Property shall substantially conform to the PD Master Plan.
- 14. Minor Changes.** Minor changes may be made to this Agreement, including the PD Master Plan, by Owner and the City Manager without action of the City Council or Planning & Zoning Commission. Such minor changes shall include, for example, but not limited to, minor adjustments to the parking layout, pedestrian connectivity layout, lot layout,

drainage ways, street and drive alignments, minor changes to any matters depicted on exhibits hereto that are intended to be substantially accurate, but approximate according to the terms hereof, minor adjustments to building footprints, building location, building size or building elevations and other adjustments that do not result in overall increases to traffic or density as set forth in the PD Master Plan and which do not otherwise frustrate the purposes of this Agreement. The City Manager may approve minor changes in writing following consultation with the City Engineer. Any dispute between the Owner and City Manager regarding whether a change is a “minor change” shall be referred to the Planning & Zoning Commission for recommendation and City Council for final approval.

15. **Major Changes.** Any change which is not a minor change shall require a zoning amendment with recommendation by the Planning & Zoning Commission and final approval by the City Council.
16. **Definitions.** Words and terms used herein shall have their usual meaning except as they may be specifically defined in this Agreement, or, if capitalized and not defined herein, as defined in the City Code of Ordinances, including, without limitation, the PDD Ordinance, the Zoning Ordinance, the Sign Ordinance, and the Lighting Ordinance, as such Code exists on the effective date of this Agreement and as is modified by this Agreement.

**Agreement:** This contract between the City of Bastrop, Texas, and the Owner, including all Attachments and Exhibits, which are incorporated herein for all intents and purposes.

**City:** The City of Bastrop, Texas, an incorporated Home-Rule municipality located in Bastrop County, Texas.

**City Manager:** The chief administrative officer of the City of Bastrop, Texas. The term shall also include the Deputy City Manager.

**City Council:** The governing body of the City.

**City Engineer:** The engineer of the City.

**City Permit:** A city license, certificate, approval, registration, consent, permit, or other form of authorization required by a City ordinance, regulation or rule in order to develop, construct and operate the improvements on the Property.

**Code:** The City’s Code of Ordinances, including, without limitation, and the PDD Ordinance, as such Code exists on the Effective Date of this Agreement and as is modified by this Agreement.

**Development Standards:** As defined in Section 1.3.

**Effective Date:** The Effective Date of this Agreement shall be the date of full execution by both Parties.

**HWY 95 Improvements:** As defined in Section 2.3.4.

**Linden Street Improvements (Public Improvements Plan):** As defined in Section 2.3.3.

**Owner:** Iron Realty LLC - Bastrop, a Texas limited liability company, and any subsequent owner(s).

**Original Zoning Ordinance:** As defined in the Recitals.

**PD Master Plan:** The Planned Development (“PD”) Master Plan submitted to the City by the Owner and attached hereto as **Exhibit B to Attachment “A”**.

**Project:** A planned development on the Property consisting of mixed-use retail & commercial services, restaurant, multifamily, and townhomes, together with a reciprocal access driveway, parking areas, open spaces, and utilities as described in this Agreement and the PD Master Plan.

**Property:** As defined in the Recitals.

**Retail:** The sale of goods to the public, usually in stores, for use or consumption by the ultimate consumer. Retail shall not include the operation of outdoor storage (except as an accessory use), automotive sales, automotive services (except as an accessory use), warehousing (except as an accessory use), ministorage, call centers, or multifamily residences.

**TIA:** Shall mean the Traffic Impact Analysis

**Warrants:** As defined in the Recitals.

## ARTICLE II. PD MASTER PLAN

- 2.1 Development Standards.** The development standards of this PDD may include, but shall not be limited to, uses; density; lot size; building size; lot dimensions; setbacks; coverage; height; landscaping; lighting; screening; fencing; parking and loading; signage; open space; drainage; and utility standards, shall be in accordance with the P4 Neighborhood Mix place type of the B3 Code. However, all building types shall be allowed 4 stories in height, (as generally shown on **Exhibit B to Attachment “A”**), with a variety of unit sizes and bedroom mixes, and those modified Development Standards within the Development Standards Variances, Deviations, Waivers, and Warrants List identified in **Exhibit C**, and approved as part of this PDD.
- 2.2 Civic Space.** This PDD shall include privately owned & maintained civic space that shall be accessible to the public as generally shown in **Exhibit B to Attachment “A”**. The exact locations of civic space shall be finalized during site plan review. The private civic space shall meet the intent of the civic space requirement of the B3 Code.

**2.2.1 Alternatives.** Upon written request by Owner or Owner’s agent to the City for approval of such an alternative, the City Manager may, in the exercise of the City Manager’s discretion, administratively approve alternatives to the foregoing building and architectural elements otherwise applicable to the Project. To be approved administratively, the proposed alternatives must substantially comply with the foregoing building and architectural elements and must be designed to result in increased aesthetic appeal. A copy or memorandum of any such alternatives, whether

approved administratively or by Council, shall be placed in the public record and shall run with the land.

**222 Building Separation.** Notwithstanding any other provision of the Code, the minimum separation distance between buildings on the Property may equal the minimum separation distance necessary to satisfy the applicable building and fire codes, including zero separation buildings that meet said Code requirements.

## 2.3 Access.

**231 Traffic Impact Analysis.** The TIA has been waived by TxDOT in lieu of the development of improvements to HWY 95, as shown in **Exhibit F of Attachment 'A'**.

**232 Access Easements.** The Property will be covered by a Reciprocal Access Easement Agreement, which will be recorded in the Official Public Records of Bastrop County, Texas.

### **233 Linden Street Improvements (Public Improvement Construction Plans):**

The offsite improvements to Linden Street have been divided into sections A, B, and C, as detailed in **Exhibits B of Attachment A**.

- **Section A:**  
Includes approximately 800 LF of improvements within the existing Linden Street. The Owner agrees to fund and construct the necessary improvements to bring the roadway to a total width of 26 feet, as shown in the PD Master Plan. The improvements will include milling & overlaying ½” of the entire road section.
- **Section B:**  
Includes a new section of Linden Street which goes through the existing ROW, approximately 235 LF, the Owner agrees to fund and construct entire roadway to a total width of 26 feet, as shown in the PD Master Plan. Cost estimates are provided in **Exhibit B**.
- **Section C:**  
Includes a new section of Linden Street, approximately 150-LF, crossing city-owned property to be established as a new ROW. The property ID is 71475. the Owner agrees to fund and construct entire roadway to a total width of 26 feet, as shown in the PD Master Plan. Cost estimates are provided in **Exhibit B**.

To assist in the construction of the Traffic Improvements, the City will make available, at no cost to Owner, the right to use any rights of way or easements held by the City. If offsite easements are required and Owner is unable to obtain all required offsite easements, upon written request and documentation of a good faith effort, the City may consider using its powers of eminent domain to assist with easement/right of way acquisition.



**234 HWY 95 Improvements.** The Owner agrees to coordinate with the Texas Department of Transportation (TxDOT) for the proposed improvements to HWY 95. These improvements will be outlined in detail in *Exhibit F of Attachment "A"*. The Owner will ensure that all work complies with TxDOT standards and will obtain any necessary permits or agreements prior to the commencement of construction. The scope of these improvements will be subject to TxDOT review and approval to meet all state and local requirements. TxDOT permitting will be required before recordation of the Final Plat.

**2.4 Property Phasing or Scheduling.** The Project may be developed in phases. Individual lots or pads may be developed as they are required by their end uses. Lots may not be built on until public wastewater, water, drainage and street infrastructure becomes available to all of the lots. If project is developed in phases, a phasing plan will be required for permitting with the City.

**2.5 Impervious Cover.** There shall be a total of no more than **75%** impervious cover on the Property as a whole, impervious cover may be averaged over the entire Property allowing some lots increased impervious cover offset by lots with lesser impervious cover. As part of the development, rainwater harvesting tanks will be incorporated to the greatest extent possible during the site plan phase.

Each lot within the subdivision will have the following lot coverage:

LOTS	SF	IMP	Percent IMP
<b>1</b>	25,901.79	20,721.43	80%
<b>2</b>	69,653.44	62,688.10	90%
<b>3</b>	90,293.92	63,205.74	70%
<b>4</b>	136,410.48	83,210.39	61%

**2.6 Easements.** All lots will be granted an irrevocable easement along one or more shared access easements. These terms will be included in the Reciprocal Access Easement Agreement covering the Property.

**2.7 Development Plan & Construction.**

**2.7.1** The City hereby determines that the PD Master Plan shall become non-effective if the Owner does not commence construction of the initial phase of the Project within five (5) years after the Effective Date. Once construction commences, the PD Master Plan shall be effective indefinitely.

**2.7.2** In any event, the PD Master Plan shall remain in effect for at least five (5) years unless Owner sooner requests that it be replaced or terminated.

**2.8 Fees.** Owner shall pay the City's standard application, review and development fees, as set out in the City's Fee Schedule Ordinance in effect as of the Effective Date. The City's consultant costs directly and exclusively related to this Agreement shall be reimbursed by the Owner to the City.

- 2.9 Tree Mitigation.** The Owner and Developer shall fully comply with the City of Bastrop tree preservation and mitigation requirements in B3 Code and the B3 Technical Manual Plant List, and shall at the Owner's sole cost provide a tree survey and tree protection and mitigation plan with site development submittals, obtain all required approvals before land disturbance, install and maintain protection at critical root zones, avoid utility and grading impacts to protected and heritage trees, and for any City approved removal of a protected or heritage tree provide mitigation by replanting required caliper inches using approved species or by paying the applicable mitigation fee.

### ARTICLE III. UTILITY CAPACITY

The City hereby warrants and represents that the City commits to provide water and wastewater service to the Property, subject to execution of a separate utility agreement between Owner and the City. Furthermore, all water and wastewater utility infrastructure shall be constructed and operated in compliance with said separate utility agreement between Owner and the City.

- 3.1 Wastewater Extension:** The Owner agrees to fund the offsite improvements required for the construction of the wastewater line to Hawthorne Street as shown in *Exhibit G of Attachment "A"*.

The City agrees to grant the Owner the necessary rights to extend the wastewater line through the City's right-of-way (ROW) and easements at no cost to the Owner. These extensions will be carried out in accordance with the City's standards and requirements, and the Owner will coordinate closely with the City to ensure proper installation. Upon completion, the City will assume ownership and maintenance responsibilities for the wastewater line.

### ARTICLE IV. APPLICABLE RULES & REGULATIONS

- 4.1 Intent.** The parties intend that this Agreement authorize certain Property uses and development on the Property; provide for the uniform review and approval of plats and development plans for the Property; provide exceptions to certain ordinances; and provide other terms and consideration. It is the intent of the City and Owner that these vested development rights include the character of land uses and the development of the Property in accordance with the standards and criteria set forth in this Agreement and the Code, as modified in accordance with the exceptions set forth in this Agreement.
- 4.2 Applicable Rules.** Each application for a City Permit including a Site Plan, that may be filed with the City for the Project, shall comply with, and shall be reviewed, processed and approved, only in accordance with the terms of the ordinances that were in enacted on or before the Effective Date, except as modified by this Agreement, subject to the exceptions set forth below. The provisions of this Section shall not apply to the following types of City ordinances, rules, and regulations:
- (a) International building, fire electrical, plumbing, or mechanical codes of the type typically found in the City Code;
  - (b) Ordinances and regulations for utility connections (other than with regard to utility capacity commitments described in **Article III** of this Agreement); and
  - (c) Ordinances and regulations to prevent the imminent destruction of property or injury to persons.

Permit applications subject to (a), (b) and (c) above shall be evaluated according to ordinances in effect at the time of application for the individual permit. However, Owner and City may agree that the applicable submission for a permit or approval be evaluated in accordance with the requirements of a subsequent City ordinance, regulation, or rule.

#### **4.3. Owner's Right to Continue Development.**

**4.3.1** In consideration of Owner's agreements hereunder, the City agrees that it will not, during the term of this Agreement, impose or attempt to impose:

- (a) any moratorium on building or development within the Property; or
- (b) any land use or development regulation that limits the rate or timing of land use approvals, whether affecting preliminary plats, final plats, site plans, building permits, certificates of occupancy or other necessary approvals, within the Property.

**4.3.2** The preceding subsection does not apply to any temporary moratoriums uniformly imposed throughout the City due to an emergency constituting an imminent threat to public health or safety, provided that such moratorium will continue only during the duration of the emergency.

**4.4 Approvals.** The City agrees that preliminary plats, final subdivision plats and construction documents submitted in accordance with this Agreement will be reviewed, and processed in a timely manner and otherwise in accordance with the Code, as modified by this Agreement.

**4.3.3** Construction plans consistent with the Code, as modified by this Agreement can be approved prior to approval of final plat. However, construction will not be allowed until the plat has been recorded.

**4.3.4** The approval of the preliminary plat of all or a portion of the Property shall expire twenty-four (24) months after the City's approval unless:

- 1. A corresponding final plat on the Property (or a portion of the Property) approved on the preliminary plat is filed; or
- 2. An extension is granted by the City.

**4.5 No Regulation Plan.** The platting process for the Property shall not include a Neighborhood Regulation Plan because it is not necessary for this type of development.

#### **4.6 Site Development Plan Review**

A. **Purpose.** This section establishes a site plan review process for the Property. The purpose of the review is to ensure efficient and safe land development, harmonious use of land, compliance with appropriate design standards, safe and efficient vehicular and pedestrian circulation, parking and loading, and adequate water supply, drainage and storm water management, sanitary facilities, and other utilities and services.

- B. **Applicability.** Site plan review and approval shall be required for new construction or the significant enlargement or alteration of any exterior dimension of any building, structure, or improvement within the Property.

As used in this section, the term "improvements" shall also include alterations made to land only, such as paving, filling, clearing, or excavating. As used in this section, the term "significant enlargement or alteration" shall mean the construction of structures, or the alteration of land, if such construction or alteration impacts or potentially affects other existing or future land uses, including those on adjacent or nearby land.

The City Manager shall make the initial determination of whether a proposed development, construction, enlargement, or improvement requires a site plan or not.

The site development plan must be prepared by a licensed and registered professional land surveyor, and/or a licensed professional engineer.

No building permit shall be issued for any of the above developments unless a site plan is first approved by the City. No certificate of occupancy shall be issued unless all construction and development conforms to the site plan as approved by the City. A public hearing on a site plan is not required. The fee for a site plan will be determined by the City Manager.

- C. **Site Plan Details.** The site plan shall contain sufficient information relative to site design considerations, including but not limited to the following:
1. Location of existing and proposed building(s), structure(s) or other improvement(s), as well as proposed modifications of the external configuration of the building(s), structure(s) or improvement(s),
  2. Required front, side and rear setbacks from property lines,
  3. Existing or proposed easements or right-of-way, within or abutting the lot where development is being proposed,
  4. The dimensions of any street, sidewalk, alley or other part of the property intended to be dedicated to public use. These dedications must be made by separate instrument and referenced on the site plan,
  5. On and off-site circulation (including truck loading and pickup areas) and fire lanes,
  6. Required parking with dimensions given for layout.
  7. Topography,
  8. Grading,
  9. Landscaping design,
  10. The location and size of existing public water and wastewater lines, fire hydrants and manholes available to service the-proposed development; or, if public service is unavailable, the location and size of existing private on site water and wastewater facilities; and any proposed water and wastewater lines, fire hydrants and manholes required to serve the project,
  11. Location of screening with dimensions and material used,
  12. Engineering for streets and utilities,
  13. The location of the 100-year flood plan on the proposed development site, if any,

14. Calculations, prepared by a licensed professional engineer, showing the storm water flow (e.g., rate, velocity, location} before and after the proposed construction. Calculations must take into account storm water that currently enters and exits the site,
15. Building elevations,
16. The location and ownership of adjacent properties,
17. If it is the intent to use groundwater under the land, a licensed engineer registered to practice in Texas must certify that adequate groundwater is available to serve the development, and
18. Location of dumpster(s) and screening for dumpster(s).

Provision of the above items shall conform to the principles and standards set forth in this Agreement.

- D. **Principles and standards for site plan review.** The City staff shall review the site plan for compliance with all applicable ordinances (as modified by this Agreement).

Based upon its review, the staff may approve, conditionally approve, request modifications, or deny the site plan based on evaluation of the site plan details with respect to the site plan's compliance with all provisions of this PDD Ordinance, and other ordinances of the City of Bastrop including but not limited to off-street parking and loading, lighting, open space, and the generation of objectionable smoke, flames, noise, odors, dust, glare, vibration, or heat, as such ordinances have been modified by this Agreement (including the Warrants and Development Standards).

#### 4.7. Approval Process.

- A. The Director of Planning and Development, or designee, shall review and approve, approve with conditions, or deny all site plans except for PD, CUP or other districts requiring public hearings. Any decision on a site plan with which the applicant disagrees may be appealed to the Planning and Zoning Commission as set forth in (4.10.B) below.
- B. The City staff shall place the site plan on the regular agenda of the Planning and Zoning Commission within thirty (30) days after the request for appeal. If recommended for approval by the Planning and Zoning Commission, the site plan shall be deemed approved by the City. If the site plan is recommended for denial by the Planning and Zoning Commission, the applicant must request the site plan be placed on the City Council's agenda within ten (10) days from the date the appeal was denied by the Planning and Zoning Commission. The City Council shall have final approval or disapproval on all site plans which are appealed.
- C. If development of a lot with an approved site plan has not commenced within five years of the date of final approval of the site plan, the site plan shall be deemed to have expired. Said review and approval shall be evaluated according to the standards above, taking in to account all changes to applicable ordinances which have occurred subsequent to the prior approval of the site plan.

- D. It is recognized that final architectural and engineering design may necessitate minor changes in the approved site plan. In such cases, the Director of Planning and Development and City Engineer shall have the authority to approve minor modifications of an approved site plan, provided that such modifications do not materially change the circulation and building location on the site, or any conditions specifically attached as part of a City Council approval.

## ARTICLE V. TERM, ASSIGNMENT & AMENDMENT

- 51 Term.** The term of this Agreement will commence on the Effective Date (as defined below) and continue in perpetuity, unless terminated on an earlier date under other provisions of this Agreement or by written agreement of the City and Owner. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns of Owner that construct the improvements on the Property contemplated hereunder.
- 52 Amendment by Agreement.** This Agreement may be canceled, changed, modified or amended, in whole or in part, only by the written and recorded agreement by the City and the then current owner of the Property. In the event that the Property shall be owned by more than one owner, then this Agreement may be canceled, changed, modified or amended, in whole or in part, only by the written and recorded agreement by the City and the owners of sixty (60%) of the land area of the Property; provided, however, that so long as Owner has an ownership interest in the Property, it shall be required to join in any cancellation, change, amendment or modification of this Agreement.
- 53 Assignment.**
- 53.1** This Agreement shall run with the land. All the Owners and all future owners of all or any portion of the Property, including, without limitation, any affiliates of Owners to which all or any portion of the Property is conveyed and contributed, shall have the benefits of this Agreement, and the Property may be developed as set forth herein without further action by the City; provided, however, that this Agreement may be amended as otherwise set forth herein.
- 53.2** If Owner assigns its rights and obligations as to a portion of the Property, then the rights and obligations of an assignee and Owner will be severable, and Owner will not be liable for the nonperformance of the assignee and vice versa. In the case of nonperformance by one Owner, the City may pursue all remedies against that nonperforming Owner as a result of that nonperformance unless and to the limited extent that such nonperformance pertains to a City requirement that also is necessary for the performing Owner's project, which performing Owner may also pursue remedies against the nonperforming Owner.
- 53.3** Upon sale, transfer or conveyance of all or portions hereinafter described Property by the Owner thereof (the owner of each portion of the Property called "Owner" of such portion herein), the duties and obligations of the Owner, as it relates to the transferred Property, shall be assumed by the new owner, and the transferring Owner shall have no further liability relating to such transferred Property.



**53.4** The sale, transfer or conveyance of all or portions of the hereinafter described Property by the Owner shall include restrictive covenants that subject the conveyed portions to the terms of this Agreement.

**53.5** This Agreement touches and concerns the Property and runs with the land.

#### **54 Cooperation**

**54.1** The City and Owner shall cooperate with each other as reasonable and necessary to carry out the intent of this Agreement, including, but not limited to the execution of such further documents as may be reasonably required.

**54.2** The City agrees to cooperate with Owner, at Owner's expense, in connection with any waivers, permits or approvals Owner may need or desire from Bastrop County, the Texas Commission on Environmental Quality, the Texas Department of Transportation, or any other regulatory authority in order to develop the Project in accordance herewith.

**54.3** In the event of any third party lawsuit or other claim relating to the validity of this Agreement or any other actions taken hereunder, Owner and the City agree to cooperate in the defense of such suit or claim, and to use their respective commercially reasonable efforts to resolve the suit or claim without diminution of their respective rights and obligations under this Agreement. Each party agrees to pay its own legal fees in connection with any such third party claim.

### **ARTICLE VI. MISCELLANEOUS PROVISIONS**

**6.1 Necessary Documents & Actions.** Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary to effectuate the purposes and intent of this Agreement.

**6.2 Severability.** In case one or more provisions contained herein are deemed invalid, illegal, or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

**6.3 Applicable Law.** This Agreement shall be construed under and in accordance with the laws of The State of Texas.

**6.4 Venue.** All obligations of the parties created hereunder are performable in Bastrop County, Texas and venue for any action arising hereunder shall be in Bastrop County.

**6.5 No Third Party Beneficiaries.** Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits, or remedies under or by reason of this Agreement.

**6.6 Duplicate Originals.** This Agreement may be executed in duplicate original, each of equal dignity.

- 6.7 Notices.** Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

**Owner:**

Iron Realty LLC - Bastrop  
901 Marly Way  
Austin, Texas 78733  
Attn: Dr. Pavan Karnati

**City of Bastrop:**

City of Bastrop, Texas  
1311 Chestnut Street  
Bastrop, Texas 78602  
Attn: City Secretary

- 6.8 Effective Date.** This Agreement shall be effective from and after the date of due execution hereof by all parties.
- 6.9 Binding Effect.** This Agreement and the PD Master Plan bind and benefit the Owner and its successors and assigns.
- 6.10 List of Exhibits.** The following attachments and exhibits are attached hereto and incorporated into this Agreement for all intents and purposes.
- 6.11 Force Majeure.** Owner and the City agree that the obligations of each party shall be subject to force majeure events such as unavailability of materials, labor shortages, natural calamity, fire or strike.
- 6.12 Estoppel Certificates.** From time to time upon written request by any seller or purchaser of all or a portion of the Property, or any lender or prospective lender of the Owner or its assignees, the City shall execute a written estoppel certificate to such seller or purchaser stating, if true that the City has not given or received any written notices alleging any events of default under this Agreement.

*Attachment “A”*

Exhibit A.....Property Legal Description  
Exhibit B .....PD Master Plan & Proposed Lot Subdivision  
Exhibit C .....Architectural Renderings  
Exhibit D.....Warrants  
Exhibit E .....Linden Street Improvements  
Exhibit F.....HWY 95 Improvements  
Exhibit G.....Offsite Wastewater Improvements  
Exhibit H.....Form of Completion Agreement

*[Signatures on following page.]*

**THE UNDERSIGNED PARTIES HEREBY EXECUTE THIS AGREEMENT :**

**CITY OF BASTROP, TEXAS:**

**Iron Realty LLC - Bastrop**

*by:* \_\_\_\_\_  
\_\_\_\_\_, Mayor

*by:* \_\_\_\_\_  
Dr. Pavan Karnati, Manager

\_\_\_\_\_  
Date of Execution

\_\_\_\_\_  
Date of Execution

**ATTEST:**

**ATTEST:**

*by:* \_\_\_\_\_  
\_\_\_\_\_, City Secretary

*by:* \_\_\_\_\_

**APPROVED AS TO FORM:**

**APPROVED AS TO FORM:**

*by:* \_\_\_\_\_  
\_\_\_\_\_, Attorney for  
City of Bastrop, Texas

*by:* \_\_\_\_\_  
Dr. Pavan Karnati, Counsel for  
Iron Realty LLC - Bastrop

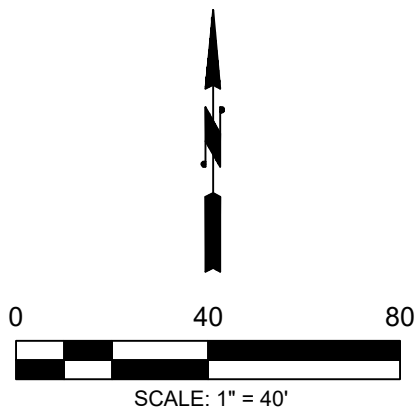
***ATTACHMENT “A”***

***EXHIBIT “A”***

***PROPERTY LEGAL DESCRIPTION***

TOPOGRAPHIC  
TREE SURVEY  
OF 7.398 ACRES  
LOT 3  
STEEL YARD SUBDIVISION  
CABINET 2, PAGE 358A  
DOCUMENT NO. 202125841  
OFFICIAL PUBLIC RECORDS OF  
BASTROP COUNTY, TEXAS

Item 3E.



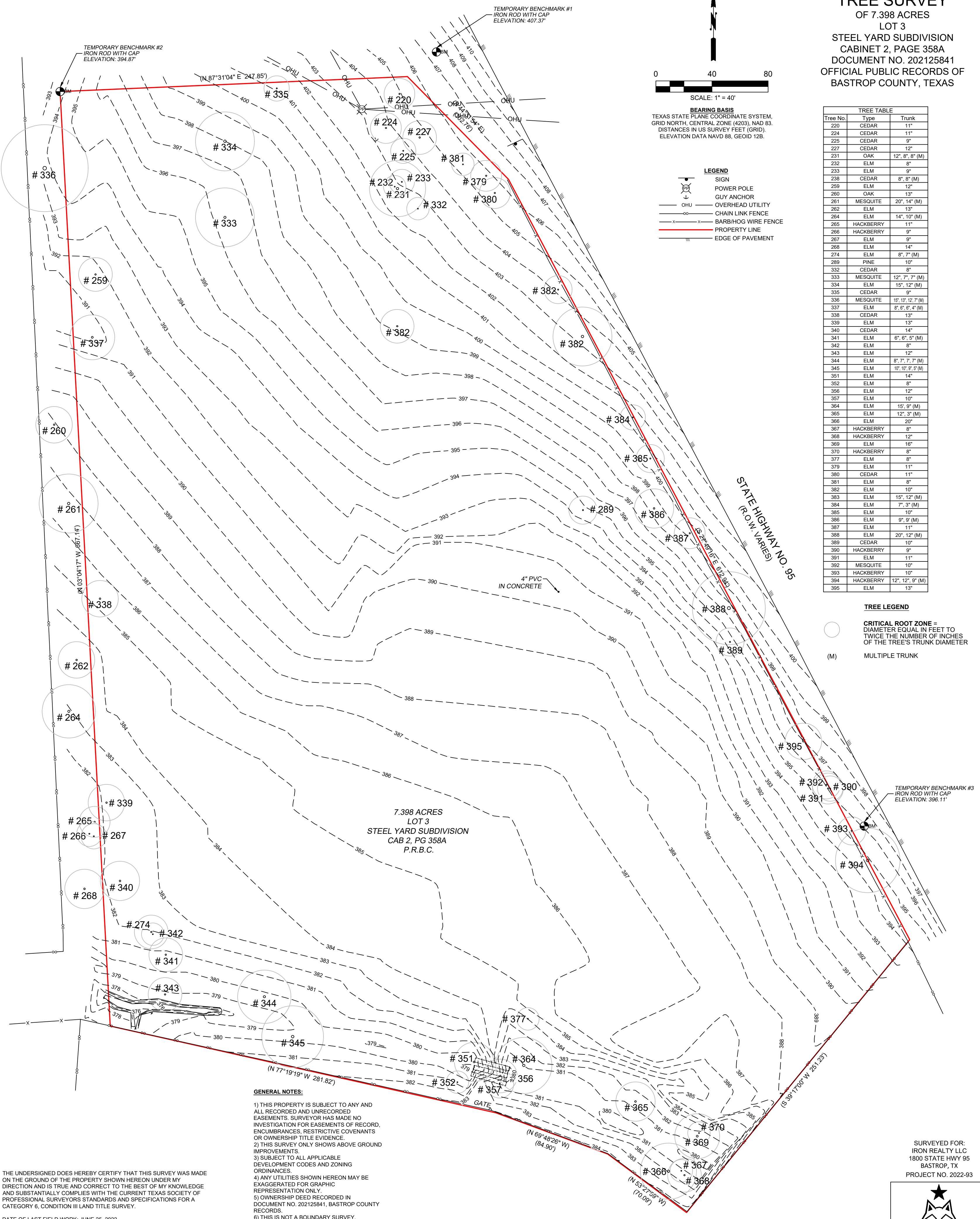
**BEARING BASIS**  
TEXAS STATE PLANE COORDINATE SYSTEM,  
GRID NORTH, CENTRAL ZONE (4203), NAD 83.  
DISTANCES IN US SURVEY FEET (GRID).  
ELEVATION DATA NAVD 88, GEOID 12B.

- LEGEND**
- SIGN
  - POWER POLE
  - GUY ANCHOR
  - OVERHEAD UTILITY
  - CHAIN LINK FENCE
  - BARB/HOG WIRE FENCE
  - PROPERTY LINE
  - EDGE OF PAVEMENT

TREE TABLE		
Tree No.	Type	Trunk
220	CEDAR	11"
224	CEDAR	11"
225	CEDAR	9"
227	CEDAR	12"
231	OAK	12", 8", 8" (M)
232	ELM	8"
233	ELM	9"
238	CEDAR	8", 8" (M)
259	ELM	12"
260	OAK	13"
261	MESQUITE	20", 14" (M)
262	ELM	13"
264	ELM	14", 10" (M)
265	HACKBERRY	11"
266	HACKBERRY	9"
267	ELM	9"
268	ELM	14"
274	ELM	8", 7" (M)
289	PINE	10"
332	CEDAR	8"
333	MESQUITE	12", 7", 7" (M)
334	ELM	15", 12" (M)
335	CEDAR	9"
336	MESQUITE	15", 13", 12", 7" (M)
337	ELM	8", 6", 6", 4" (M)
338	CEDAR	13"
339	ELM	13"
340	CEDAR	14"
341	ELM	6", 6", 5" (M)
342	ELM	8"
343	ELM	12"
344	ELM	8", 7", 7", 7" (M)
345	ELM	10", 10", 9", 5" (M)
351	ELM	14"
352	ELM	8"
356	ELM	12"
357	ELM	10"
364	ELM	15", 9" (M)
365	ELM	12", 3" (M)
366	ELM	20"
367	HACKBERRY	8"
368	HACKBERRY	12"
369	ELM	16"
370	HACKBERRY	8"
377	ELM	8"
379	ELM	11"
380	CEDAR	11"
381	ELM	8"
382	ELM	10"
383	ELM	15", 12" (M)
384	ELM	7", 3" (M)
385	ELM	10"
386	ELM	9", 9" (M)
387	ELM	11"
388	ELM	20", 12" (M)
389	CEDAR	10"
390	HACKBERRY	9"
391	ELM	11"
392	MESQUITE	10"
393	HACKBERRY	10"
394	HACKBERRY	12", 12", 9" (M)
395	ELM	13"

**TREE LEGEND**

- CRITICAL ROOT ZONE** =  
DIAMETER EQUAL IN FEET TO  
TWICE THE NUMBER OF INCHES  
OF THE TREE'S TRUNK DIAMETER
- (M) MULTIPLE TRUNK



**GENERAL NOTES:**

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- 3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- 5) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 202125841, BASTROP COUNTY RECORDS.
- 6) THIS IS NOT A BOUNDARY SURVEY.

**FLOOD INFORMATION**

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48021C0225E, DATED 01/19/2006.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION III LAND TITLE SURVEY.

DATE OF LAST FIELD WORK: JUNE 25, 2022

MATTHEW LEE TAYLOR, R.P.L.S. NO. 6848 12/07/2024  
FIRM NO. 10194675



DRAWN BY: MLT  
FIELD CREW: JS/JT  
REVISION #:

REVIEWED BY: MLT

SURVEYED FOR:  
IRON REALTY LLC  
1800 STATE HWY 95  
BASTROP, TX  
PROJECT NO. 2022-93



LAND SURVEYING, LLC  
163 Cool Water Dr.  
Bastrop, TX 78003  
512-718-5868, Firm # 10194675  
Lonewolflandsurveying.com



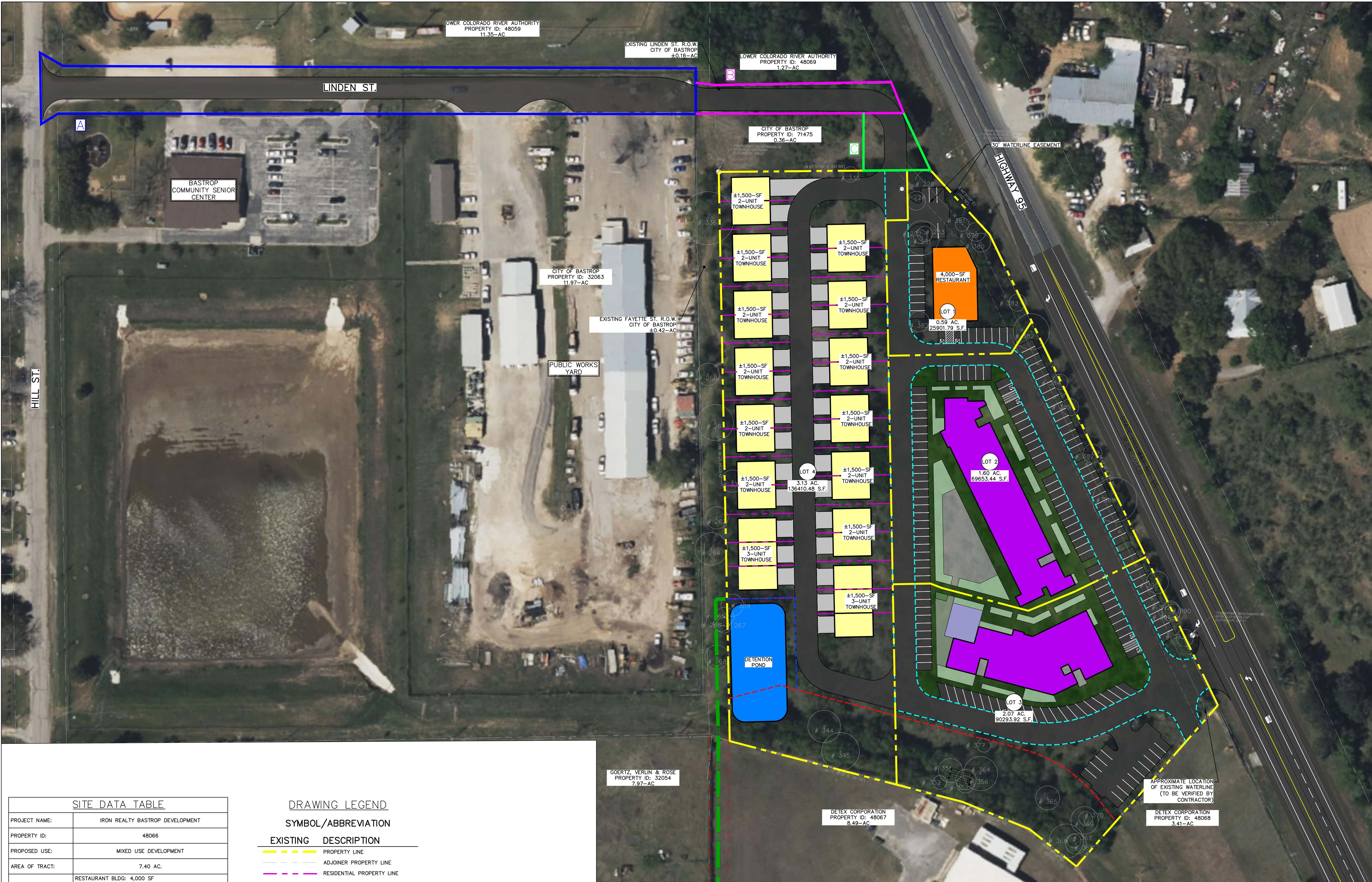
***ATTACHMENT “A”***

***EXHIBIT “B”***

***PD MASTER PLAN & PROPOSED LOT SUBDIVISION***

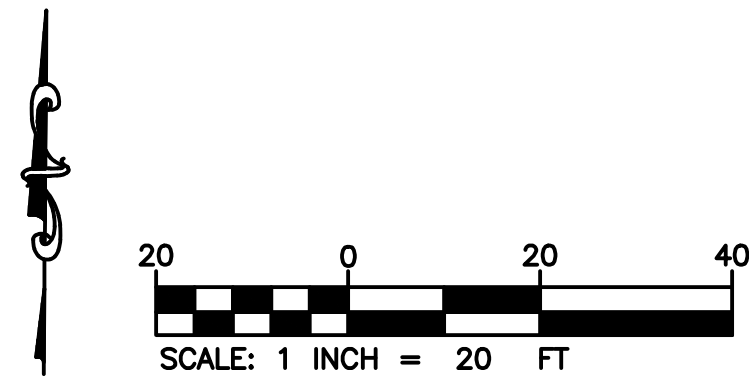


Z:\Shared\Paradise\Paradise Engineers\Projects\2023063 - Iron Realty Bastrop Development\CAD\Exhibits\2023 08 07 Iron Bastrop - Concept Plan.dwg, SITE: August 07, 2023, 4:59 PM, awh



SITE DATA TABLE	
PROJECT NAME:	IRON REALTY BASTROP DEVELOPMENT
PROPERTY ID:	48066
PROPOSED USE:	MIXED USE DEVELOPMENT
AREA OF TRACT:	7.40 AC.
BUILDINGS:	RESTAURANT BLDG: 4,000 SF TOWNHOUSES: 30 UNITS APARTMENTS: 1ST FLOOR 25,500-SF RETAIL 2ND TO 4TH FLOOR 54 APARTMENT UNITS
VEHICULAR PARKING SUMMARY:	RETAIL - 1 SPACE/300-SF = 85 SPACES RESTAURANT - 1 SPACE/200-SF = 20 SPACES APARTMENTS - 1.3 SPACE/UNITS = 71 SPACES RECOMMENDED: 176 SPACES PROVIDED: 180 SPACES (INCLUDING HANDICAP)

DRAWING LEGEND	
SYMBOL/ABBREVIATION	
EXISTING	DESCRIPTION
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	RESIDENTIAL PROPERTY LINE



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PARADISE  
ENGINEERS

REVISIONS	
REVISION	DATE
2	3RD DRAFT SUBMITTAL TO CLIENT JAN 16, 24
3	4TH DRAFT SUBMITTAL TO CLIENT MAR 18, 24
4	5TH DRAFT SUBMITTAL TO CLIENT - IMPROVEMENTS JUL 15, 24
5	6TH DRAFT SUBMITTAL TO CLIENT - IMPROVEMENTS JUL 18, 24
6	7TH DRAFT SUBMITTAL TO CLIENT - IMPROVEMENTS DEC 06, 24
7	8TH DRAFT SUBMITTAL - PDD AUG 07, 25

EXHIBIT B - PD MASTER PLAN

CROSSINGS @ 95  
PROPERTY ID: 48066  
CITY OF BASTROP, TX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MAHMOUD SAM DEHAYBI, P.E. #135725  
ON AUGUST 7, 2025.  
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2023063

SHEET  
1A OF 4

69



### Crossings @ 95 EOPC - Liden Street Improvements

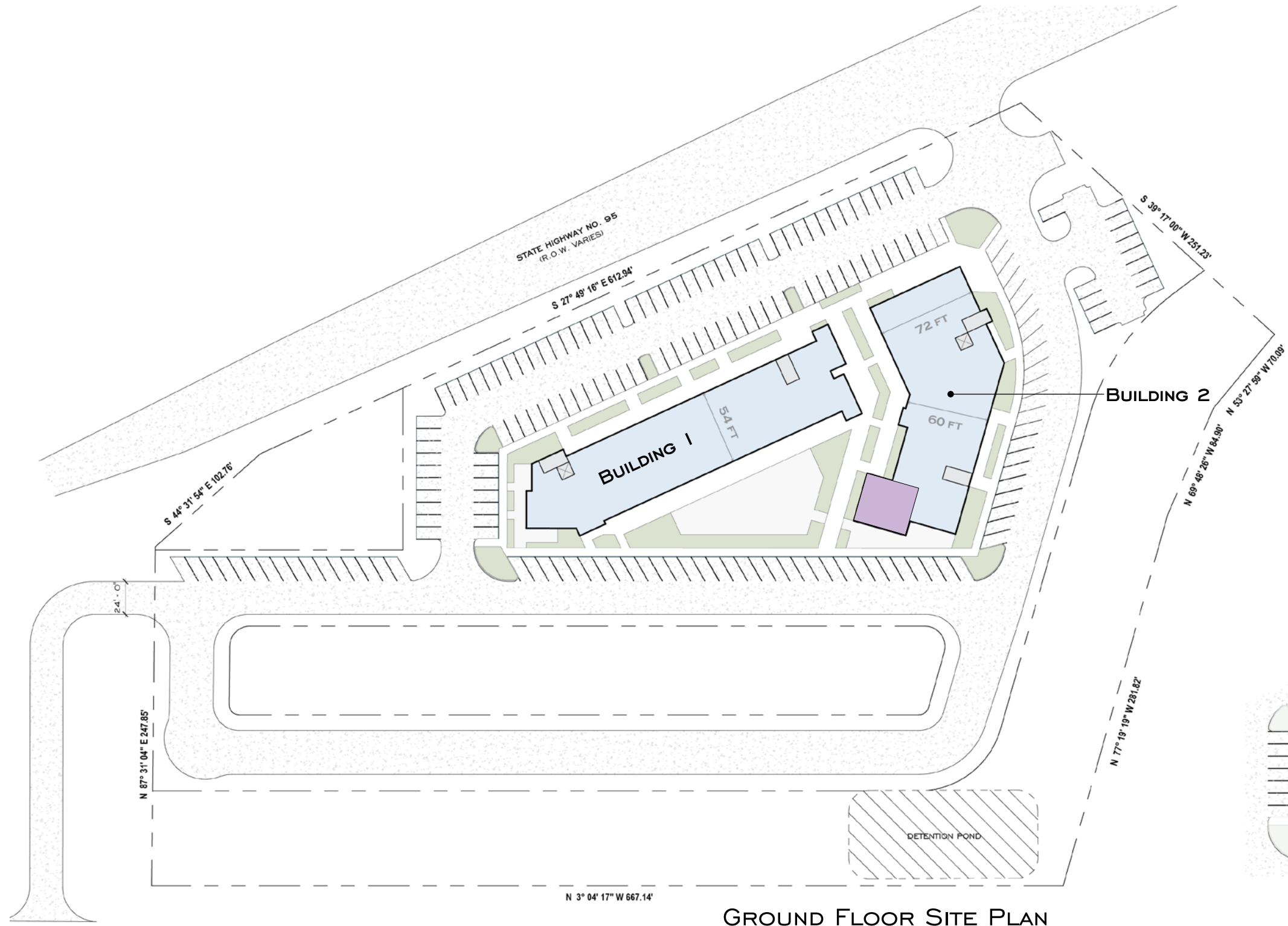
	Category	Description	Quantity	Unit	Unit Cost	Total Cost
Liden Street Improvements	SECTION A +/-800-LF	4" Hot Mix Asphalt (HMA) Type D	711	SY	\$ 42.00	\$ 29,866.67
		8" Crushed Limestone Base	711	SY	\$ 14.00	\$ 9,955.56
		8" Stabilized Subgrade	711	SY	\$ 25.00	\$ 17,777.78
		1/2" Hot Mix Asphalt (HMA) Type D	1,600	SY	\$ 10.00	\$ 16,000.00
		Earthworks (Cut/Fill)	1	LS	\$ 25,000.00	\$ 25,000.00
		Traffic Control	1	LS	\$ 7,500.00	\$ 7,500.00
		Erosion Control	1	LS	\$ 5,000.00	\$ 5,000.00
	Liden Street Improvements Total					\$ 111,100.00
	SECTION B +/-235-LF	4" Hot Mix Asphalt (HMA) Type D	679	SY	\$ 42.00	\$ 28,513.33
		8" Crushed Limestone Base	679	SY	\$ 14.00	\$ 9,504.44
		8" Stabilized Subgrade	679	SY	\$ 25.00	\$ 16,972.22
		Earthworks (Cut/Fill)	1	LS	\$ 5,000.00	\$ 5,000.00
		Erosion Control	1	LS	\$ 1,500.00	\$ 1,500.00
	Liden Street Improvements Total					\$ 61,490.00
	SECTION C +/-150-LF	4" Hot Mix Asphalt (HMA) Type D	433	SY	\$ 42.00	\$ 18,200.00
		8" Crushed Limestone Base	433	SY	\$ 14.00	\$ 6,066.67
		8" Stabilized Subgrade	433	SY	\$ 25.00	\$ 10,833.33
		Earthworks (Cut/Fill)	1	LS	\$ 5,000.00	\$ 5,000.00
		Erosion Control	1	LS	\$ 1,500.00	\$ 1,500.00
	Liden Street Improvements Total					\$ 41,600.00
Parking Lot	SECTION D Parking Lot	4" Hot Mix Asphalt (HMA) Type D	522	SY	\$ 42.00	\$ 21,933.33
		8" Crushed Limestone Base	522	SY	\$ 14.00	\$ 7,311.11
		8" Stabilized Subgrade	522	SY	\$ 25.00	\$ 13,055.56
		Earthworks (Cut/Fill)	1	LS	\$ 2,500.00	\$ 2,500.00
		Stripping	1	LS	\$ 10,000.00	\$ 10,000.00
		Erosion Control	1	LS	\$ 1,500.00	\$ 1,500.00
	Liden Street Improvements Total					\$ 56,300.00

**Disclaimer :** The cost estimates provided above are for general guidance only and should not be used as final pricing. These are preliminary estimates, and exact costs can only be determined through a contractor's bid upon completion of the final design. Additionally, the quantities listed should NOT be used for any bidding purposes. Quantities to be verified and updated after receiving final approval from the City.

***ATTACHMENT “A”***

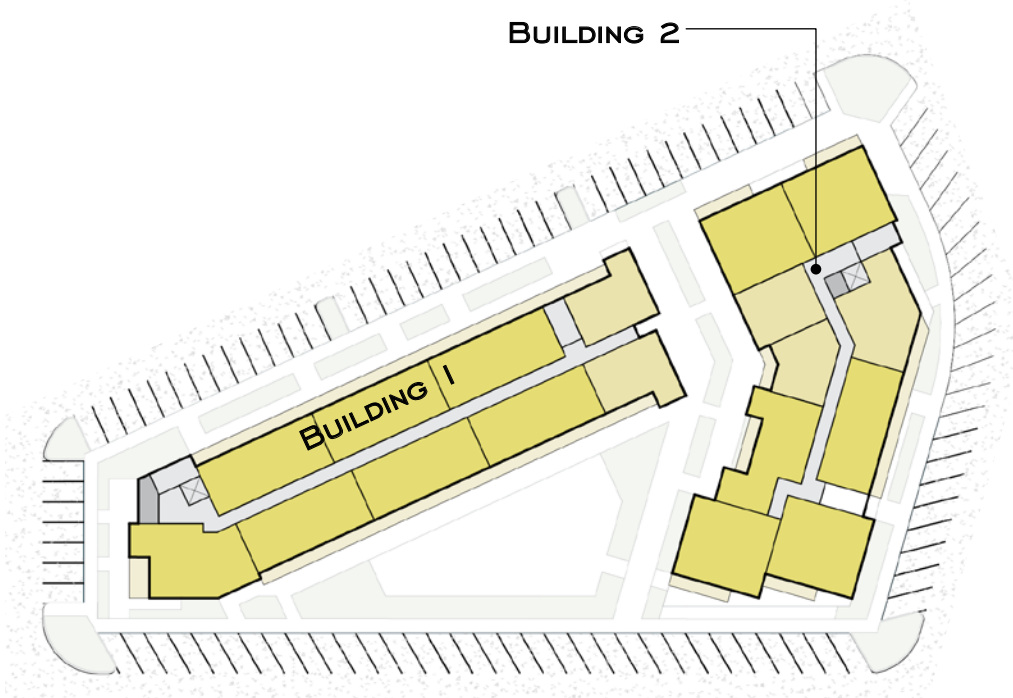
***EXHIBIT “C”***

***ARCHITECTURAL RENDERINGS***



GROUND FLOOR SITE PLAN

BUILDING 1				BUILDING 2			
COMMERCIAL				RESIDENTIAL			
TYPE	LEVEL	NET SF PER LEVEL		TYPE	LEVEL	NET SF PER LEVEL	
RETAIL	1	13,333 SF		RETAIL	1	10,656 SF	
CORRIDOR+ STAIR + ELEV.		500 SF		LEASING OFFICE	1	1,438 SF	
CORRIDOR+ STAIR + ELEV.		500 SF		CORRIDOR+ STAIR + ELEV.		500 SF	
GROSS SF.		13,833 SF		GROSS SF.		12,624 SF	
RESIDENTIAL				RESIDENTIAL			
TYPE	UNIT COUNT	LEVEL	NET SF PER LEVEL	TYPE	UNIT COUNT	LEVEL	NET SF PER LEVEL
1 BED	2	2, 3 & 4	1,919 SF	1 BED	2	2, 3 & 4	2,967 SF
2 BED	7	2, 3 & 4	9,687 SF	2 BED	6	2, 3 & 4	8,476 SF
		9	11,606 SF			8	11,443 SF
CORRIDOR+ STAIR + ELEV.		2,304 SF		CORRIDOR+ STAIR + ELEV.		1,612 SF	
GROSS SF.		13,910 SF		GROSS SF.		13,055 SF	
BALCONIES		2,327 SF		BALCONIES		1,258 SF	
TOTAL AREA PER FLOOR		16,237 SF		TOTAL AREA PER FLOOR		14,313 SF	
RESIDENTIAL:				RESIDENTIAL:			
11,606 SF X 3 BUILDING STORY		34,818 SF		11,443 SF X 3 BUILDING STORY		34,329 SF	
R. GROSS AREA:				R. GROSS AREA:			
13,910 SF X3 BUILDING STORY		41,730 SF		13,055 SF X3 BUILDING STORY		39,165 SF	



TYP. RESIDENTIAL FLOOR (2-4)





View 1 - Program

IRON REALTY BASTROP  
HIGHWAY 95, PROPERTY ID 48066  
BASTROP, TX 78602





View 2 - Program





Exterior Rendering

IRON REALTY BASTROP  
HIGHWAY 95, PROPERTY ID 48066  
BASTROP, TX 78602





Exterior Rendering

IRON REALTY BASTROP  
HIGHWAY 95, PROPERTY ID 48066  
BASTROP, TX 78602





Exterior Rendering

IRON REALTY BASTROP  
HIGHWAY 95, PROPERTY ID 48066  
BASTROP, TX 78602





Exterior Rendering

IRON REALTY BASTROP  
HIGHWAY 95, PROPERTY ID 48066  
BASTROP, TX 78602





Exterior Rendering

IRON REALTY BASTROP  
HIGHWAY 95, PROPERTY ID 48066  
BASTROP, TX 78602



***ATTACHMENT “A”***

***EXHIBIT “D”***

***WARRANTS***

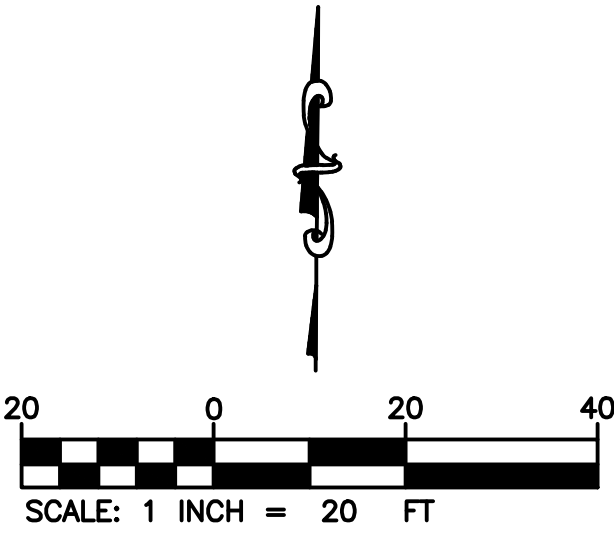
B3 Code Section	Description	Proposed Alternative
<b>3.2.008 Sidewalks</b>	Min. 5' sidewalks on both sides of street or one 10' sidewalk on side of street	Due to the minimum right-of-way for Liden Street, no additional sidewalk is required for the existing section of Liden Street (Section 2.3.3 A).  And a 5-foot sidewalk is required only on the south side of the new portion of Liden Street (Sections 2.3.3 B and C).
<b>5.2.002(b)</b>	Preferred block size is 330' by 330' and max block perimeter of 1,320'	Maximum block perimeter shall not exceed 1000' for all publicly dedicated roadways. Internal private driveways with a maximum width of 30' and a minimum width of 25' can be utilized to provide internal circulation within the maximum block perimeter. (As shown on Exhibit B). Street trees and sidewalks are not required on internal circulation driveways.
<b>6.3.003(a)(3)</b>	Building façade to be located within 30' of street corner and parking prohibited in First Layer	Not Required
<b>6.3.005(d) (3)</b>	For Corner Lots, driveways must be located in the Secondary Frontage	Not Required
<b>6.3.005(d) (6)</b>	For lots with more than 80' of frontage, driveway spacing shall be 300'	Not required.
<b>6.3.006(a)</b>	Max. Parking to be based on market and determined by DRC at Site Plan	Not required.
<b>6.3.006(b) (2)</b>	Requires parking to be 1 space per bedroom for multifamily	Parking shall be min. 1.2 spaces per multifamily unit.
<b>6.3.006(b) (2a)</b>	Minimum parking space as measuring ten feet by twenty feet (10' x 20').	Minimum parking space will be measured at nine feet by eighteen feet (9' x 18').
<b>6.3.006(b) (5)</b>	Requires parking to be located in the 2nd or 3rd Layer	Parking shall be allowed to be located in any layer.
<b>6.3.006(b) (8)</b>	Requires all parking to be screened either by buildings or other screening material	Not Required
<b>6.3.006(b) (9)</b>	Prohibits parking to be located within the rear setback	Parking shall be allowed in any rear setback.
<b>6.3.008(d)</b>	Max first floor story of a commercial building cannot exceed 25' from floor to ceiling	Maximum ceiling heights shall be up to 35'.
<b>6.3.009(b)</b>	Building frontage façade must be parallel to the ROW Frontage Line	Not required.
<b>6.5.003</b>	-70 percent max lot coverage; -60% minimum buildout at build-to-line; -Build-to-line is 5-15 ft	Per section 2.5
<b>6.5.003</b>	Building Height (Stories) - Max 3 - Principal Building	The building stories will be per section 1.2
<b>7.1.002(k)</b>	To prevent future conflicts regarding Street maintenance, private Streets are prohibited, except where justified by special considerations.	Allowing for streets to be privately owned, managed, and maintained is fiscally sustainable.
<b>7.5.004</b>	Plazas not permitted in P4 and require a minimum size of ½ acre.	Walkway easement/plazas will be as shown on Exhibit B.

***ATTACHMENT “A”***

***EXHIBIT “E”***

***LINDEN STREET IMPROVEMENTS***





REVISIONS			DATE
REVISION	DESCRIPTION		
2	3RD DRAFT SUBMITTAL TO CLIENT		JAN 16, 24
3	4TH DRAFT SUBMITTAL TO CLIENT		MAR 18, 24
4	5TH DRAFT SUBMITTAL TO CLIENT - IMPROVEMENTS		JUL 15, 24
5	6TH DRAFT SUBMITTAL TO CLIENT - IMPROVEMENTS		JUL 18, 24
6	7TH DRAFT SUBMITTAL TO CLIENT - IMPROVEMENTS		DEC 06, 24
7	8TH DRAFT SUBMITTAL - PDD		AUG 07, 25

## EXHIBIT E - LINDEN STREET IMPROVEMENTS

CROSSINGS @ 95  
PROPERTY ID: 48066  
CITY OF BASTROP, TX

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW,  
MARK-UP, AND/OR DRAFTING  
UNDER THE AUTHORITY OF  
MAHMOUD SAM DEHAYBI, P.E.  
#135725  
ON AUGUST 7 2025.  
IT IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING, OR  
PERMIT PURPOSES.

DESIGN SS	DRAWN SS	CHKD MSD
JOB No. 2023063		
SHEET		
2	OF	4

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



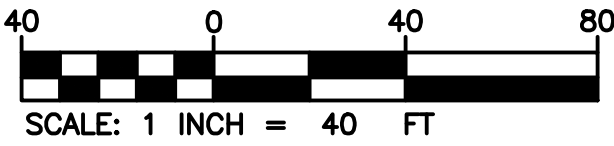
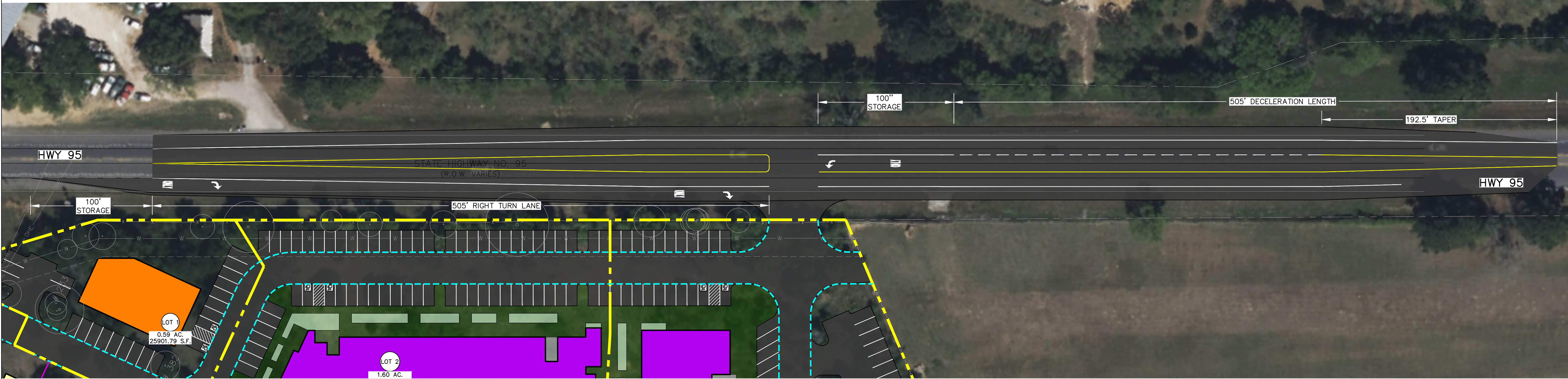
***ATTACHMENT “A”***

***EXHIBIT “F”***

***HWY 95 IMPROVEMENTS***



Z:\Shared\Paradise\Paradise Engineers\Project\2023063 - Ion Realty Bastrop Development\CAD\Exhibit\2025\_08-07-Ion Bastrop - Concept Plan.dwg, SITE (3), August 07, 2025, 4:53 PM, sldm



DESIGN SS			DRAWN SS			CHKD MSD			JOB No. 2023063			SHEET 3 OF 4			EXHIBIT F - HWY 95 IMPROVEMENTS			CROSSINGS @ 95 PROPERTY ID: 48066 CITY OF BASTROP, TX			REVISIONS		
																					REVISION		DESCRIPTION
															2			3RD DRAFT SUBMITTAL TO CLIENT			JAN 16, 24		
															3			4TH DRAFT SUBMITTAL TO CLIENT			MAR 18, 24		
															4			5TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST. IMPROVEMENTS			JUL 15, 24		
															5			6TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST. IMPROVEMENTS			JUL 18, 24		
															6			7TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST. IMPROVEMENTS			DEC 06, 24		
															7			8TH DRAFT SUBMITTAL - PDD			AUG 07, 25		
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MAHMOUD SAM DEHAIVI, P.E. #135725 ON AUGUST 7, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.																							

CROSSINGS @ 95  
PROPERTY ID: 48066  
CITY OF BASTROP, TX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MAHMOUD SAM DEHAYBI, P.E. #135725 ON AUGUST 7, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. 2023063		
SHEET 3 OF 4		





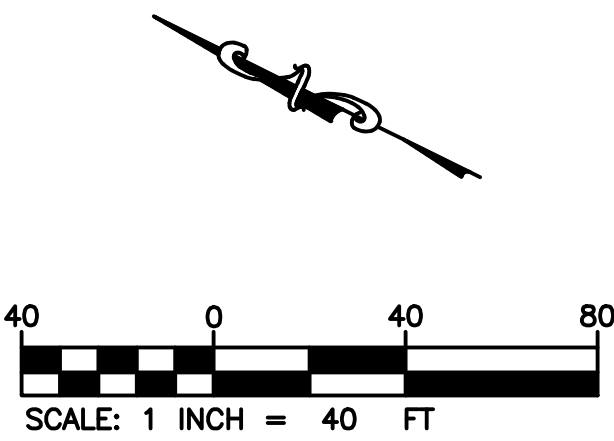
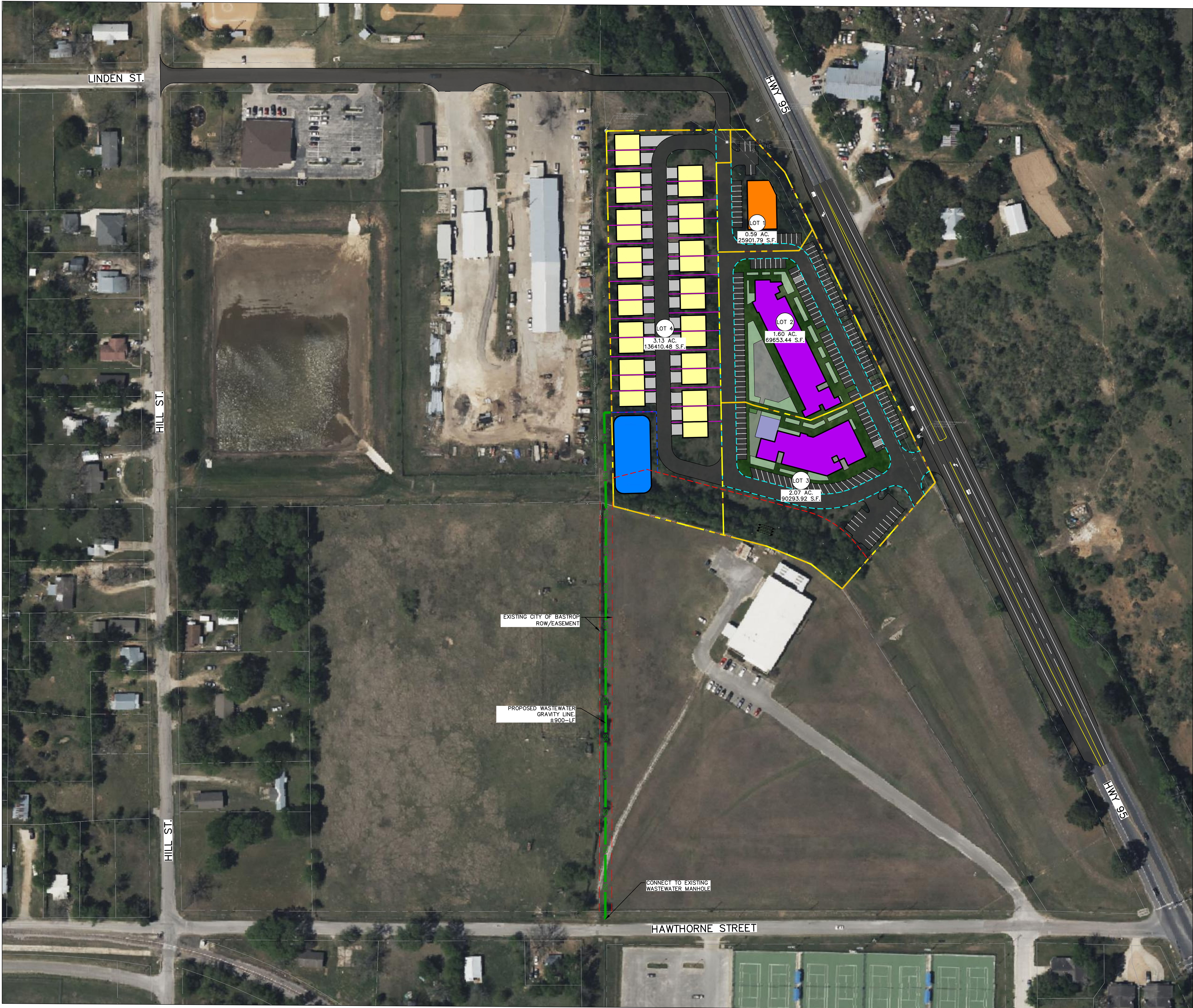
***ATTACHMENT “A”***

***EXHIBIT “G”***

***OFFSITE WASTEWATER LINE IMPROVEMENTS***



Z:\Shared\Paradise\Paradise Engineers\Projects\20230603 - Lion Realty Bastrop Development\CADD\Exhibit\2025 08 07 - Lion Bastrop - Concept Planning - SITE (4) - August 07, 2025 4:41 PM.sxd



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MAHMOUD SAM DEHAYBI, P.E. #135725 ON AUGUST 7, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. 2023063		
SHEET 2 OF 4		

EXHIBIT G - OFFSITE WASTEWATER IMPROVEMENTS

CROSSINGS @ 95  
PROPERTY ID: 48066  
CITY OF BASTROP, TX

REVISION	DESCRIPTION	DATE
2	3RD DRAFT SUBMITTAL TO CLIENT	JAN 16, 24
3	4TH DRAFT SUBMITTAL TO CLIENT	MAR 18, 24
4	5TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST. IMPROVEMENTS	JUL 15, 24
5	6TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST. IMPROVEMENTS	JUL 18, 24
6	7TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST. IMPROVEMENTS	DEC 06, 24
7	8TH DRAFT SUBMITTAL - PDD	AUG 07, 25

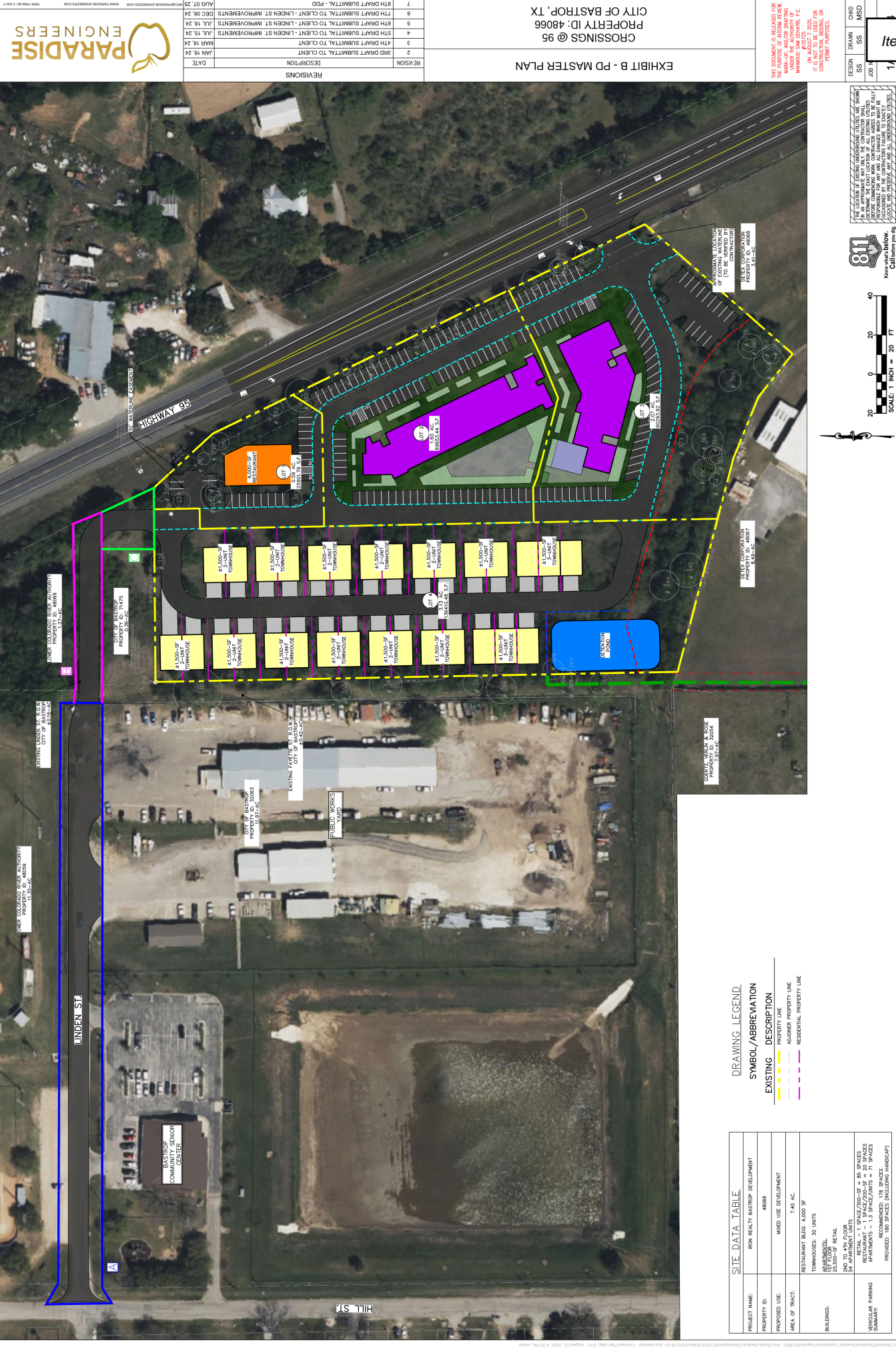




***ATTACHMENT “A”***

***EXHIBIT “H”***

***FORM OF COMPLETION AGREEMENT***



SITE DATA TABLE	
PROJECT NAME:	IRON REALTY BASTROP DEVELOPMENT
PROPERTY ID:	48066
PROPOSED USE:	MIXED USE DEVELOPMENT
AREA OF TRACT:	7.40 AC.
BUILDINGS:	RESTAURANT BLDG. 4,000 SF TOWNHOUSES: 30 UNITS RETAIL/RENTAL: 25,500-SF RETAIL 24 APARTMENT UNITS
VEHICULAR PARKING SUMMARY:	RETAIL - 1 SPACE/200-SF = 85 SPACES TOWNHOUSES - 1 SPACE/UNIT = 30 SPACES APARTMENTS - 1.3 SPACE/UNIT = 31 SPACES RECOMMENDED: 176 SPACES PROVIDED: 185 SPACES (INCLUDING HANDICAP)

DRAWING LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
EXISTING	EXISTING
PROPOSED	PROPOSED
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
RESIDENTIAL PROPERTY LINE	RESIDENTIAL PROPERTY LINE

EXHIBIT B - PD MASTER PLAN  
CROSSINGS @ 95  
PROPERTY ID: 48066  
CITY OF BASTROP, TX

REVISION	DESCRIPTION	DATE
7	8TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST IMPROVEMENTS	AUG 07, 25
6	7TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST IMPROVEMENTS	DEC 06, 24
5	6TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST IMPROVEMENTS	JUL 16, 24
4	5TH DRAFT SUBMITTAL TO CLIENT - LINDEN ST IMPROVEMENTS	JUL 16, 24
3	4TH DRAFT SUBMITTAL TO CLIENT	MAR 16, 24
2	3RD DRAFT SUBMITTAL TO CLIENT	JAN 16, 24
1	DATE	

PARADISE ENGINEERS  
1789 FM 1962 # 2-0187  
WWW.PARADISEENGINEERS.COM  
PHOTOGRAPHY COURTESY OF IRON REALTY

DESIGN	SS	SS	SS	MSD
DATE				

THIS DOCUMENT IS RELEASED FOR THE PROJECT AND SITE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR PURPOSES. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

811  
Know what's below  
Call before you dig

SCALE: 1 INCH = 20 FT  
20 0 20 40

PRELIMINARY NOT FOR



# STAFF REPORT

**MEETING DATE:** August 28, 2025

**TITLE:**

Review and discuss a presentation on the Bastrop Building Block (B3) Code amendments proposing to change the P1 Nature Place Type to P1 Parks and Open Space Place Type, and the adoption of new and revised code provisions related to the P1 Parks and Open Space Place Type and Civic Space.

**AGENDA ITEM SUBMITTED BY:**

Vivianna Nicole Andres, Assistant to the City Manager

**BACKGROUND/HISTORY:**

The City of Bastrop adopted the Parkland Dedication and Park Enrichment Fund on March 11, 2025. The adoption of this ordinance introduced changes to how the city acquires parkland, instituted new standards for the parkland being dedicated, and adopted a Park Enrichment Fee. These changes were incorporated into Chapter 10, Subdivisions of the Bastrop Code of Ordinances.

Since that time, Staff has identified the changes that need to be made in the Bastrop Building Block (B3) Code to complement the newly adopted Parkland Dedication and Park Enrichment fund standard in Chapter 10 of the Bastrop Code of Ordinances.

The changes to the B3 Code are primarily centered around augmenting the P1 Nature Place Type in the Code to become P1 Parks and Open Space Place Type and adopting relevant code changes to facilitate this change. Staff also changed the standards within Civic Space to complement the changes being made to incorporate the P1 Parks and Open Space Place Type.

**FOCUS AREAS:**

The City of Bastrop has identified nine Focus Areas to successfully achieve its vision and mission. One of the Focus Areas is “Managing Growth,” which maintains Bastrop’s unique feel and character while meeting the needs of the population through facilitation of responsible development and redevelopment. And, another Focus Area is “Uniquely Bastrop” which calls for maintaining and enhancing our historic community feel by leveraging the unique combination of community, parks, cultural, and recreational assets that make Bastrop a special place to live and work.

Staff believes that the proposed changes meet the intent of the Focus Areas.

**RECOMMENDATION:**

Provide feedback on the Bastrop Building Block (B3) Code amendments proposing to change the P1 Nature Place Type to P1 Parks and Open Space Place Type, and the adoption of new and revised code provisions related to the P1 Parks and Open Space Place Type and Civic Space.

**ATTACHMENTS:**

1. Bastrop Building Block (B3) Code Changes



SEC. 7.5.002 CRITERIA	168
SEC. 7.5.003 CIVIC BUILDINGS	169
SEC. 7.5.004 CIVIC SPACE TABLE	170
SEC. 7.5.005 PUBLIC LIGHTING TYPES	173
ARTICLE. 7.6 WATER & WASTEWATER	174
ARTICLE 7.7 EASEMENTS	174
ARTICLE. 7.8 BICYCLE PARKING	175
SEC. 7.8.001 LOCATIONS	175
SEC. 7.8.002 LAYOUT AND DESIGN	176
SEC. 7.8.003 BICYCLE PARKING REQUIREMENT	177
<b>ARTICLE. 7.9 Public Parkland Dedication and Development Standards</b>	<b>178</b>
<b>CHAPTER 8: SIGNS</b>	<b>179</b>
ARTICLE 8.1 SIGNS .....	180
SEC. 8.1.001 INTENT	180
SEC. 8.1.002 PURPOSE	180
SEC. 8.1.003 APPLICABILITY	180
SEC. 8.1.004 ENFORCEMENT	180
SEC. 8.1.005 PROHIBITED SIGNS	181
SEC. 8.1.006 OFF-PREMISE SIGNS (BILLBOARDS)	182
SEC. 8.1.007 NONCONFORMING SIGNS	183
SEC. 8.1.008 EXEMPTED SIGNS	184
SEC. 8.1.009 SIGNS REQUIRING A PERMIT	186
SEC. 8.1.010 (RESERVED)	190
SEC. 8.1.011 SIGN PERMIT REQUIREMENTS	190

ARTICLE 8.2 MASTER SIGN PLANS.....	194
SEC. 8.2.001 APPROVAL OF MASTER SIGN PLANS	194
SEC. 8.2.002 PROCEDURE FOR VARIANCES TO MASTER SIGN PLANS	195
SEC. 8.2.003 VARIANCES	196
SEC. 8.2.004 CONDITIONS	198
ARTICLE 8.3 ON-PREMISE SIGN TYPES & STANDARDS	199
ARTICLE 8.4 TEMPORARY SIGNS.....	211
SEC. 8.4.001 STANDARDS FOR TEMPORARY SIGNS	211
<b>CHAPTER 9: HISTORIC LANDMARK PRESERVATION &amp; THE IREDELL DISTRICT</b>	<b>214</b>
ARTICLE 9.1 GENERAL.....	215
SEC. 9.1.001 PURPOSE AND INTENT	215
SEC. 9.1.002 HISTORIC LANDMARK COMMISSION	215
SEC. 9.1.003 APPOINTMENT OF HISTORIC PRESERVATION OFFICER	217
ARTICLE 9.2 CATEGORIES OF PRESERVATION .....	217
SEC. 9.2.001 ESTABLISHMENT OF PRESERVATION	217
SEC. 9.2.002 CRITERIA FOR HISTORIC LANDMARK STATUS	217
SEC. 9.2.003 PROCESS FOR DESIGNATION OF HISTORIC LANDMARKS	218
SEC. 9.2.004 PROCESS FOR REMOVAL OF HISTORIC LANDMARKS DESIGNATION	218
SEC. 9.2.005 CRITERIA FOR CREATION OF HISTORIC LANDMARKS	219
SEC. 9.2.006 PROCESS FOR THE DESIGNATION OF LOCAL HISTORIC DISTRICT	219
SEC. 9.2.007 RELATIONSHIP OF DESIGNATIONS TO PLACE TYPES	221
SEC. 9.2.008 EXISTING HISTORIC DISTRICTS	222

# EXHIBIT A

Item 4A.

	P1	P2	P3	P4	P5	EC
NEIGHBORHOOD STREET II	NP	P	P	P	NP	NP
COMMERCIAL STREET I	NP	NP	NP	NP	P	P
COMMERCIAL STREET II	NP	NP	NP	NP	P	P
COURT STREET	NP	NP	P	P	P	P
SLIP STREET	NP	NP	P	P	P	P
PARK DRIVE	P	P	P	P	P	NP
BOARDWALK	NP	NP	NP	NP	P	P
PEDESTRIAN STREET	NP	NP	P	P	P	NP

## PEDESTRIAN SHEDS

PLACE TYPE ALLOCATION PER PED SHED*	Varies	Varies	10-35%	25-75%	5-20%	
-------------------------------------	--------	--------	--------	--------	-------	--

\* Place Type allocation for Traditional Neighborhood Development.

## PARKLAND

PUBLIC PARKLAND	P	NP	NP	NP	NP	NP
CIVIC SPACE - ARTICLE 7.5						
PRIVATE PARK	NP	P	P	NP	NP	NP
GREEN	NP	NP	P	P	P	P
SQUARE	NP	NP	NP	P	P	P
PLAZA	NP	NP	NP	NP	P	P
PLAYGROUND	NP	P	P	P	P	P
COMMERCIAL PLACE	NP	NP	NP	P	P	P

# EXHIBIT A

Item 4A.

	P1	P2	P3	P4	P5	EC
BLADE SIGNS	NP	NP	NP	P	P	
MARQUEE SIGNS	NP	NP	NP	NP	P	
NAME PLATE SIGNS	NP	NP	NP	P	P	
OUTDOOR DISPLAY CASE	NP	NP	NP	P	P	
SIDEWALK SIGNS	NP	NP	NP	P	P	
WINDOW SIGNS	NP	NP	NP	P	P	
YARD SIGNS	NP	NP	NP	P	NP	
MONUMENT SIGN	P	NP	NP	NP	P	
PUBLIC LIGHTING TYPES - SEC. 7.5.005						
COBRA HEAD	P	P	NP	NP	NP	
PIPE	P	P	P	P	P	P
POST	P	P	P	P	P	P
COLUMN	P		P	P	P	P
DOUBLE COLUMN	P				NP	P

BLANK= BY WARRANT P = PERMITTED NP = NOT PERMITTED



## B<sup>3</sup> CODE DEVELOPMENT ELEMENTS

**Character Districts** - Character Districts are the largest regulating geographic boundary in the Code. They are informed by the natural landscape and geography of the community and by existing Civic Spaces and neighborhoods. They identify and represent the authenticity of Bastrop.

**Development Patterns** - The physical landscape lends itself to supporting a range of human settlement patterns. There are three distinct development patterns introduced in the Code: Traditional Neighborhood Development (TND), Cluster Land Development (CLD) and Village Center Development (VCD). Development patterns are geographically sensitive and regulated by the Character Districts.

**Place Types** - Place Types are the transition of places from natural to urban, through the use of specific Standards. Place Types replace conventional zoning districts with identifiable characteristics that represent seven arrangements of places. Place Types Standards were inspired by the DNA of the Bastrop community.

### P1 – Parks and Open Space

P4 - Neighborhood Mix    CS - Civic Space

P2 - Rural

P5 - Core

PDD - Planned Development District

P3 - Neighborhood

EC - Employment Center

**Street Types** - Streets serve as the public spaces connecting places and people. They transition from natural to urban form. All modes of transportation and settlement patterns are supported by the variety of Street Types presented in the Code.

## ARTICLE 1.3 PLATTING PROCEDURES

### SEC. 1.3.001 STANDARD PROCEDURE - PLATTING

- (a) **Plat Required:** Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.004 – Plat Required. All plats shall meet the requirements of the B<sup>3</sup> Code. Additional, all plats shall meet the requirements of Ordinance No. 2019-27, Enhanced Permit Review Process, as a condition prior to submitting a plat to the City.
- (b) **Delegation of Approval Responsibility:** The City Council hereby delegates approval authority to the Director of Planning & Development in accordance with Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.0065.
- (c) **Vacating Plat:** Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.013 – Vacating Plat.
- (d) **Replat:** Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.014 – Replatting without Vacating Preceding Plat; Section 212.0145 – Replatting without Vacating Preceding

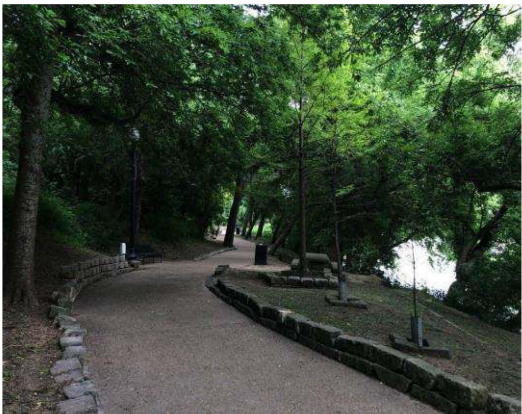
Plat: Certain Subdivisions; Section 212.015 – Additional Requirements for Certain Replats.

- (e) **Amending Plat:** Refer to Texas Local Government Code Chapter 212, Subchapter A. Regulations of Subdivisions, Section 212.016 - Amending Plat.
- (f) Refer to the City of Bastrop Development Manual for checklists and timelines, the B<sup>3</sup> Technical Manual for public notification and Plat submission requirements, and the Uniform Submittal Schedule for specific submittal dates. Refer to the City of Bastrop Code of Ordinances, Chapter 10 for Parkland Dedication requirements.

### SEC. 1.3.002 PRELIMINARY PLAT

- (a) A Preliminary Plat is required if a property is being subdivided into 4 or more lots, right-of-way dedication with roadway improvements are required, and any public infrastructure is required.
- (b) The purpose of a Preliminary Plat is to determine the general layout of the proposed Subdivision in order to facilitate review by the Planning & Zoning Commission of the proposed Subdivision's Streets and Drainage system, easements, utilities, Building lots, and other lots including Open Space.

SEC 3.1.005 PLACE TYPE ZONING DISTRICTS TABLE



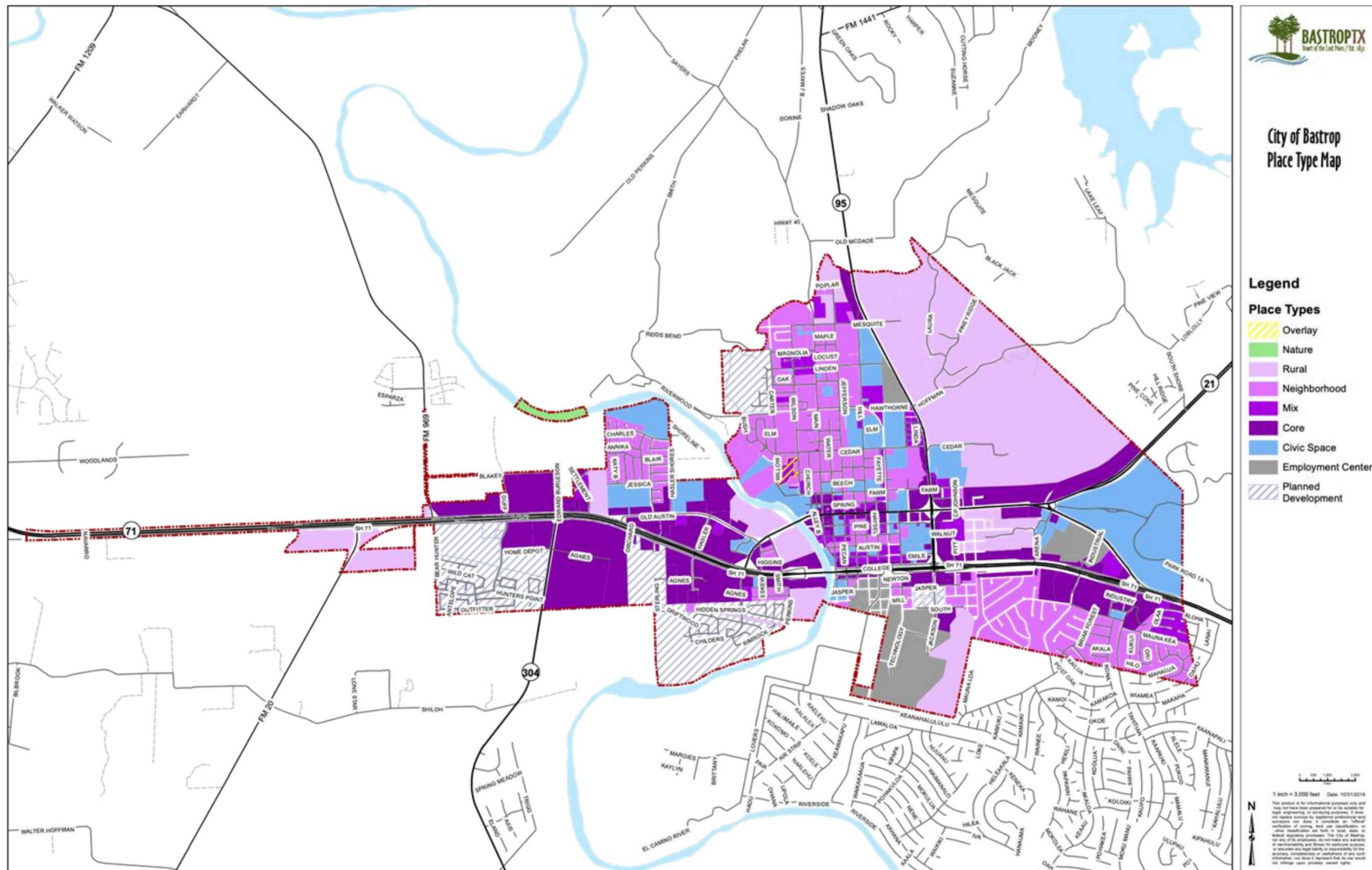
**P1 – Parks and Open Space**

Lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive Open Spaces, **public parkland**, and limited agriculture uses.



## SEC 3.1.007 PLACE TYPE ZONING MAP

Map will need to be updated as we rezone P1 properties



Legislation regarding Geospatial Data Products mandates that a City must provide certain notice on each map that: (1) is created or hosted by the City; (2) appears to represent property boundaries; and (3) was not produced using information from an on-the-ground survey conducted under the supervision of a registered professional land surveyor. The notice must, in essence, read as follows: "This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries." Tex. Gov't Code §2051.102

ARTICLE 3.2 PLACE TYPE STANDARDS

SEC 3.2.001 ALLOCATION & SEQUENCE OF PLACE TYPE DETERMINATION

- (a) Determination of Place Type designations shall be made based on the following factors considered in the following sequence:
  - (1) Geographically sensitive Development Patterns;
  - (2) The existing Streets and Master Thoroughfare Plan;
  - (3) Proximity to existing Place Types (built or entitled);
  - (4) Size of new Development; and
  - (5) Pedestrian Shed Distribution.

(b) The City of Bastrop shall have the following assigned percentages of each Pedestrian Shed allocated to the established Place Types. Before preparing a Neighborhood Concept Scheme the Applicant must review permitted Development Patterns and the associated Standards. Place Type percentage allocation per Pedestrian Shed as described in Article 3.3:

P1- Parks and Open Space	Varies
P2-Rural	Varies
P3-Neighborhood	10-35%
P4-Mix	25-75%
P5-Core	5 - 20%
CS – Civic Space	10% preferred
EC – Employment Center	No Min.
PDD – Planned Development District	No Min.

ponds and streams with a natural appearance wherever possible.

(c) Open space standards.

(1) Public or private. All Planned Development Districts (PDDs) shall be subject to the City's adopted parkland dedication requirements and park enrichment fund contributions as outlined in Chapter 10 of the Code of Ordinances.

In addition to meeting parkland dedication requirements, each PDD is encouraged to provide additional open space, which shall be privately maintained and managed by a Homeowner's Association or similar permanent agency.

(2) Preservation of natural features. Unless otherwise provided by the PD ordinance or PD master plan:

(a) Floodplain areas shall be preserved and maintained as open space; and

(b) Significant stands of native trees shall be preserved and protected from destruction or alteration pursuant to a tree preservation plan submitted to the city by the applicant.

(3) Open space allocation and preservation. Open space requirements shall be satisfied for each phase of a multi-phased development. If open space is not to be provided

proportionally among phases of development, the applicant must execute a reservation of open space in a form that will assure the city that such open space will be provided. The city may require that all open space within the PD district must be provided prior to completion of development within the PD district. Parkland dedication and any associated park improvements shall be included in the first phase of the development.

(d) Height regulations. Unless otherwise provided by the PD ordinance, height regulations for uses shall be those established within the city's zoning regulations for the base zoning district.

(e) Area regulations. Unless otherwise provided by the PD ordinance, area regulations for uses shall be those established within the city's zoning regulations for the base zoning district. The minimum allowable size for a PD shall be one acre.

### SECTION 3.4.006 MASTER PLAN

(a) Mandatory. The PD master plan is mandatory step in the creation of a PD district. It establishes general guidelines for the PD district by identifying the proposed land uses and intensities, building locations, building footprints, thoroughfare locations, and open space boundaries, including any proposed public trail systems. The PD master plan, as incorporated in the PD ordinance and together with the text of the ordinance, establishes the



**SEC. 5.2.003 CLUSTER LAND DEVELOPMENT (CLD)**

- (a) Intent: CLD offers a compulsory alternative to conventional neighborhoods for the purpose of:
- (1) Encouraging the use of land in accordance with its character and adaptability;
  - (2) Assuring the permanent preservation of Open Space, agricultural lands, and other natural resources through land reservations or Conservation Easements;
  - (3) Allowing innovation and greater flexibility in the design of Residential developments to ensure the same overall amount of Development normally permitted with the conventional home Lot size;
  - (4) Facilitating the Construction and maintenance of Streets, utilities, and public services in a more economical and efficient manner increasing affordability and reducing the cost of building and maintaining infrastructure;
  - (5) Ensuring compatibility of design and use between neighboring properties; and,
  - (6) Encouraging a less sprawling form of Development, thus preserving Open Space as undeveloped land.

**SEC. 5.2.004 CLD STANDARDS**

- (a) See Section 5.2.007 Development Patterns by Character District to determine if Cluster Land Development is an allowed Development Pattern.
- (b) A CLD shall be structured by one standard Pedestrian Shed and shall consist of no fewer than 30 acres and no more than 80 acres or 160 linear acres.
- (c) A CLD shall include Place Types as allocated in Section 3.2.002.b. A minimum of 50 % of the Neighborhood Regulating Plan or Zoning Concept Scheme shall be permanently allocated to P1 Parks and Open Space and/or P2 Rural Place Types.
- (d) All designated P1 lands shall be classified as Public Parkland in accordance with Chapter 10 of the Code of Ordinances. Ownership of these lands shall be transferred to the City of Bastrop upon plat recordation.

If the Applicant provides additional P1 lands beyond the required parkland dedication, the Applicant may either:

- Dedicate the additional land to the City as public parkland, or
- Set aside the additional land through an irrevocable Conservation Easement or other method approved by City Council, if the Applicant prefers not to dedicate the excess land as public parkland.

**SEC. 7.4.002 BLOCKS**

- (a) The Master Thoroughfare Plan provides the basic framework for the Block at a Farm Lot scale. The internal Street Network shall be structured to define blocks with the following maximum Block lengths and Block Perimeters (not including exterior R.O.W. dedication):

P1 unlimited / unlimited

P2 740 ft. max / 2,960 ft. perimeter

P3 330 ft. max / 1,320 ft. perimeter

P4 330 ft max / 1,320 ft. perimeter

P5. 330 ft max / 1,320 ft. perimeter

EC 740 ft. max / n/a

- (b) Block Faces, within P3, P4, and P5, exceeding 330 feet shall be equipped with a 20' Pedestrian way.
- (c) Blocks adjacent to undeveloped land, areas unsuitable for Development, or pre-existing incomplete blocks may be exempt from Block Face length and Block perimeter requirements by Warrant.
- (d) Blocks with more than one Place Type designation shall use the most intense designation to inform the Block Face length and Block Perimeter.

- (e) Creative and alternative Block configurations can be selected in the Pattern Book.

.....

**ARTICLE 7.5 CIVIC SPACE & CIVIC BUILDING STANDARDS**

.....

**SEC. 7.5.001 CIVIC SPACE INTENT**

- (a) Civic Spaces are communal lands or spaces intended for public use. Requirements of this section are to be provided for each Development over 13.6 acres (A Farm Lot) and designated on the Neighborhood Regulating Plan or Zoning Concept Scheme as Civic Space (CS).
- (b) Civic Space shall conform with specifications on 7.5.004 Civic Space Table.

**SEC. 7.5.002 CRITERIA**

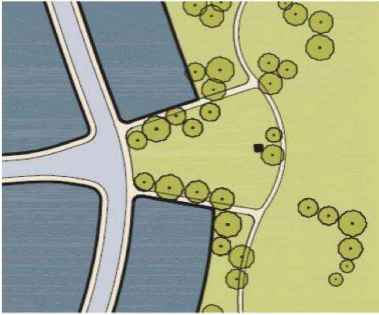
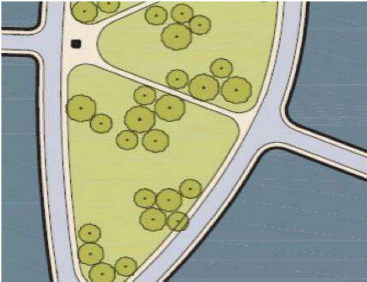
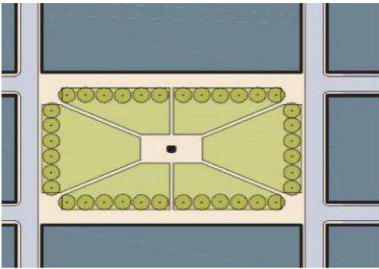
- (a) Each Pedestrian Shed is encouraged to dedicate at least 10% of its land area to Civic Space.
- (b) Civic Spaces shall be designed as generally described in Civic Space Table.
  - (1) The ideal Civic Space ratio is located within 660 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location.
- (2)
- (d) Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the preferred 10% Civic Place Type.
- (e) The Civic Space can be active with a playground, fountains, benches, tables, and/or other public furniture to spur the gathering of people.

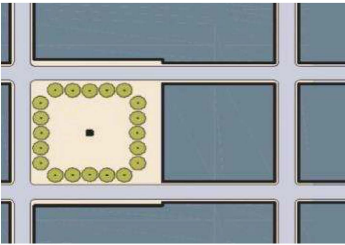
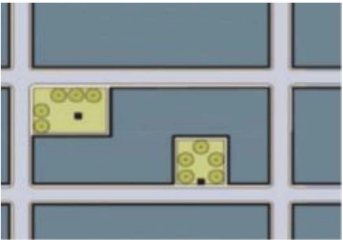
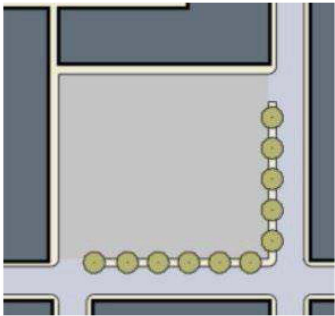


**SEC. 7.5.003 CIVIC BUILDINGS**

- (a) Civic Building Lots can be reserved for an elementary school. Its area shall be 1 acre for each increment of 100 Dwelling units provided by the Neighborhood Regulating Plan or Zoning Concept Scheme, with a minimum of 3 acres for the school. The school Site may be within any Place Type other than P1 or EC.
- (b) Civic Building Lots suitable for a childcare Building can be reserved within each Pedestrian Shed. The owner or a homeowners' association or other community group may organize, fund and construct an appropriate Building as the need arises.
- (c) Civic Building Sites shall not occupy more than 20% of the area of each Pedestrian Shed.
- (d) Civic Building Sites should be located at the axial termination of a significant Thoroughfare.
- (e) Civic Buildings may be permitted within EC- Employment Centers by Warrant.

## SEC. 7.5.004 CIVIC SPACE TABLE






		P1	P2	P3	P4	P5	DESCRIPTION
							N
PRIVATE PARK		NP	P	P	NP	NP	<p>A natural preserve available for unstructured recreation. A Park may be independent of surrounding Building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodlands and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.</p> <p>The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.</p>
GREEN		NP	NP	P	P	P	<p>An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.</p> <p>The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>
SQUARE		NP	NP	NP	P	P	<p>An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by Building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares.</p> <p>The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>

		P1	P2	P3	P4	P5	DESCRIPTION
PLAZA		NP	NP	NP	NP	P	<p>An Open Space available for civic purposes and Commercial activities. A Plaza shall be spatially defined by Building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important Streets.</p> <p>The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>
PLAYGROUND		NP	P	P	P	P	<p>An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens.</p> <p>There shall be no minimum or maximum size.</p>
COMMERCIAL PLAZA		NP	NP	NP	P	P	<p>A multi-purpose Open Space available for Civic purposes. Commercial activities and as flex parking space. The parking area is designed as a Plaza with brick, gravel, cobbles or artistically jointed concrete. The Commercial Plaza should be separated from adjacent thoroughfares and spatially defined by a landscaped buffer including Street Trees. Removable bollards are suggested to delineate parking from non-parking areas.</p>



**SEC. 7.5.005 PUBLIC LIGHTING TYPES**

- (a) Intent: The chart below lists the style of fixtures with regards to the appropriate Place Type Zoning District.
- (b) Shield fixture types are required, but not illustrated.

Public Lighting Types		P1	P2	P3	P4	P5	EC
Cobra Head							
Pipe							
Post							
Column							
Double Column							

- (a) Bicycle parking is required in all P5 and P4 Place Types with non-Residential uses.
- (b) Bicycle parking for Residential uses is only required with multifamily Building Types.
- (c) The number of provided automobile parking spaces and bicycle parking spaces shall be shown in a chart format on the Site Plan. The location and footprints of bicycle racks corrals shall be shown on the Site, as well as the location of any bicycle parking signage.
- (d) In all cases where bicycle parking is required, no fewer than 2 spaces (one rack) shall be required.
- (e) Up to half of the required short-term bicycle parking spaces may be substituted with long-term bicycle parking spaces.

## ARTICLE. 7.9 Public Parkland Dedication and Development Standards

Please refer to Chapter 10 of the Code of Ordinances for Parkland Dedication and Park Enrichment Fund requirements. Where public park improvements are proposed by a developer, a Park Plan shall be submitted to the Director of Parks and Recreation for recommendation to the Planning and Zoning Commission and City Council. All improvements shall be in conformance with the City of Bastrop Parks, Recreation, and Open Space Master Plan.

**Changeable Copy Sign** shall mean a Sign that message copy is changed manually through the utilization of changeable letters, numbers, symbols, and other similar characters or pictorial panels.

**Character District Map** shall mean the official map or maps that are part of the B<sup>3</sup> Code and delineate the boundaries of individual Characters Districts.

**City Council** shall mean the governing body of the City of Bastrop, Texas.

**City Engineer** shall mean a registered Engineer or their representative employed by the City.

**City or The City** shall mean the City of Bastrop and its authority of its City Limits and ETJ.

**City Secretary** shall mean the City Secretary of the City of Bastrop or the authorized representative of the secretary.

**City Zoning & Planning Commission** shall mean the Historic Landmark Commission appointed by the City Council of the City of Bastrop to assist the City Council in zoning and planning within the City Limits.

**Civic** shall mean a designation for public Sites for Civic Buildings and Civic Space.

**Civic Building** shall mean a Building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the Planning & Zoning Commission and City Council.

**Civic Space** shall mean an outdoor area for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and the buildings that front them.

**Clustered Land Development or CLD** shall mean a Development Pattern structured by a Pedestrian Shed oriented toward a Common Destination such as a general store, Meeting Hall, schoolhouse, or church clustered together in order to preserve Open Space. CLD takes the form of a small settlement standing free in the countryside.



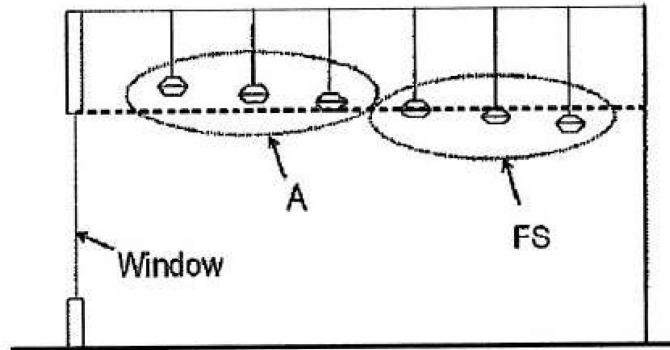


Figure B

Figure B: Elevation view showing a Nonresidential Application of indoor Lighting, labeled FS, that will be subject to this article, labeled A, that is installed so that it is not subject to this article. This example presumes the Structure in question is not elevated such that any of the luminaries labeled A in the figure above may be seen from any other property. If the Structure is elevated such that the luminaries labeled A are visible from another property then they are subject to this article.

**Overlay Zones** shall mean a set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying district. Development within the overlay zone must conform to the requirements of both zones or the more restrictive of the 2.

**Park** shall mean an openspace that is available for structured or unstructured recreation.

**Path** shall mean a Pedestrian way traversing a Park or rural area with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

**Pattern Book** shall mean a supplemental set of Standards, information, and inspiration supporting this Code. Architecture, urban design, and landscape design are housed within its contents.

**Pre-Development Meeting** shall mean a formal meeting with planning staff required before a request for any Plat, Replat, or Plat vacation may be submitted to the City.

**Premises** shall mean land together with any buildings or Structures situated thereon.

**Preservation** shall mean the stabilization of a historic Building, its materials and features in their present condition to prevent future deterioration. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

**Primary Frontage** shall mean the Private Frontage designed to bear the address and Principal Entrance(s) of a Building.

**Principal Building** shall mean the main Building on a Lot.

**Principal Entrance** shall mean the main point(s) of access for pedestrians into a Building or unit within a Building.

**Principal Building Facade** shall mean the primary Street side of the Building facing the Public Realm.

**Principal Frontage** shall mean the Private Frontage designed to bear the address and Principal Entrance(s) of a Building.

**Private Frontage** shall mean the privately held first Lot Layer and the Facade of the Building.

**Private Realm** shall mean the privately-owned Lot layers, land and /or Structures.

**Project** shall have the same definition as “Development”.

**Public Frontage** shall mean the area between the Curb of the vehicular lanes and the Frontage Line.

**Public Improvement Plan** means any Project for the erection, Construction, alteration, repair or improvement of any public Structure, Building, road, or other public improvement of any kind.

**Public Parkland** shall be land that is publicly owned or controlled through a legal dedication, easement, or other instrument, and is designated for public use for purposes such as parks, recreation, open space, or conservation.



# STAFF REPORT

**MEETING DATE:** August 28, 2025

**TITLE:** Amendments to Chapter 10 “Parkland Dedication and Park Enrichment Fund” of the Code of Ordinances

Consider and provide feedback on a proposed amendment to Chapter 10 of the Code of Ordinances to revise the minimum number of residential lots or lot size that trigger parkland dedication requirements and to establish minimum park improvement standards as an alternative to park enrichment fee contributions.

**AGENDA ITEM SUBMITTED BY:**

Brittany Epling, Senior Planner

**BACKGROUND/HISTORY:**

The City of Bastrop adopted the Parkland Dedication and Park Enrichment Fund on March 11, 2025. The adoption of this ordinance introduced changes to how the city acquires parkland, instituted new standards for the parkland being dedicated, and adopted a Park Enrichment Fee. These changes were incorporated into Chapter 10, Subdivisions of the Bastrop Code of Ordinances.

Staff seeks to amend the Ordinance to: (1) establish minimum park improvement standards; (2) set a minimum number of lots or lot size that trigger parkland dedication requirements; (3) define public parkland; and (4) clarify that the City may require a fee in lieu of parkland dedication when the land offered is deemed unsuitable by the City.

Staff presented the proposed amendments to the City of Bastrop Parks and Recreation/Public Tree Advisory Board on August 7, 2025. The Board voted to recommend approval of the Chapter 10 amendments to the Planning and Zoning Commission.

**FOCUS AREAS:**

The City of Bastrop has identified nine Focus Areas to successfully achieve its vision and mission. One of the Focus Areas is “Managing Growth,” which maintains Bastrop’s unique feel and character while meeting the needs of the population through facilitation of responsible development and redevelopment. And, another Focus Area is “Uniquely Bastrop” which calls for maintaining and enhancing our historic community feel by leveraging the unique combination of community, parks, cultural, and recreational assets that make Bastrop a special place to live and work.

Staff believes that the proposed changes meet the intent of the Focus Areas.

**RECOMMENDATION:**



Take action recommending approval to the Planning and Zoning Commission to amend Chapter 10 of the Code of Ordinances by establishing minimum park improvement standards, setting a minimum number of residential units that trigger parkland dedication requirements, defining public parkland, and clarifying that the City may require a fee in lieu of parkland dedication when the land offered is unsuitable for public park purposes.

**ATTACHMENTS:**

1. Code of Ordinances, Chapter 10: Parkland Dedication and Park Enrichment Fund

## EXHIBIT A

**Chapter 10****PARKLAND DEDICATION AND PARK ENRICHMENT FUND****ARTICLE 10.01 - PARKLAND DEDICATION AND PARK ENRICHMENT FUND****SECTION 10.01.001 BASTROP BUILDING BLOCK (B3) CODE – CHAPTER 1 SUBDIVISION AND CHAPTER 7 PUBLIC REALM DEVELOPMENT STANDARDS.**

The Bastrop Building Block (B3) Code is incorporated by reference as though copied herein fully, except such portions as are deleted, modified or amended in this chapter. The Code can be found on the city's website.

**SECTION 10.01.002 ADOPTION.**

Section 10.01.003 - Purpose, Section 10.01.004 - Time of Dedication and Assessment, Section 10.01.005 - Exemptions, Section 10.01.006 - Land Dedication, Section 10.01.007 - Park Development Fund (Fee in Lieu of Dedication), Section 10.01.008 Park Enrichment Fee, Section 10.01.009 - Park Development Improvements in Lieu of Park Enrichment Fee, Section 10.01.010 - Additional Dedication, Section 10.01.011 - Prior Dedication, Section 10.01.012 - Additional Requirements, Section 10.01.013 - Review of Dedication Requirements, and Section 10.01.014 Definitions are hereby adopted and incorporated into the Bastrop Building Block (B3) Code, Chapter 1 Subdivision and Chapter 7 Public Realm Development Standards.

**SECTION 10.01.003 PURPOSE.**

- A. The purpose of this Chapter is to provide City planned recreational areas in the form of public parks as a function of the subdivision of land for residential uses and site development in the City.
- B. Public parks are those public open spaces providing for a variety of outdoor recreational opportunities and located at convenient distances within a development from a majority of the residences to be served by said development.

**SECTION 10.01.004 TIME OF DEDICATION AND ASSESSMENT.**

Public Park dedications shall be established at the time of filing a subdivision plat with the City of Bastrop. The developer shall have the option to pay a fee in lieu to the City of Bastrop, which shall be calculated as provided for in the city's then-adopted Master Fee Schedule to mitigate the parkland dedication requirements established in this section. The fee will be assessed at the time of the filing of the plat, per the adopted fee in the Master Fee Schedule, and collected prior to the recordation of the plat.

Plats filed with the City of Bastrop after the effective date of this ordinance shall be subject to the provisions of this ordinance listed herein.

Preliminary Plats shall either demonstrate the developments ability to satisfy the Parkland dedication requirements of this ordinance, OR have a plat note added to the face of the plat acknowledging the obligation to pay a fee-in-lieu in place of parkland dedication.

**SECTION 10.01.005 EXEMPTIONS.**

- A. The following shall be excluded from the requirements of this Section:

1. Amending plats which have previously satisfied the requirements of this Section, or are not creating additional lots;
2. Commercial developments/uses that are not multi-family developments (as defined in Section 10.01.014).

#### SECTION 10.01.006 LAND DEDICATION.

- A. The provisions of this section shall apply to the division of land into five (5) or more lots, or the platting of any lot five (5) acres or greater, within the city limits. This section shall apply to all major plats. Minor plats shall be exempt from parkland dedication requirements.
- B. Whenever a final plat for a residential subdivision within the city limits of the City of Bastrop is filed, such plat shall contain a clear, fee simple dedication within the subdivision to the City for park purposes.
- C. For subdivisions where all lots are for single-family housing types, the dedication requirement shall be determined by the ratio of 1 acre for each 100 proposed dwelling units (as defined in Section 10.01.014). (Example: 1 dwelling (du) = 0.01 acres; 25 du's = 0.25 acres; 75 du's = 0.75 acres; 200 du's = 2 acres.)
  1. The land must be a minimum of three (3) contiguous acre in size. Land may be considered contiguous if it abuts both sides of a street with a Local classification and the separate areas are joined by a marked pedestrian crossing. For subdivisions that will be dedicating less than 3 acres of land at the time of dedication, a fee-in-lieu as established in Section 10.01.007 shall be required in place of parkland dedication.
- D. For subdivisions where lots are for multi-family units, the dedication requirement shall be determined by the ratio of 1 acre for each 200 proposed multi-family units (as defined in Section 10.01.014). (Example: 1 multi-family unit (mfu) = 0.005 acres; 25 mfu's = 0.125 acres; 75 mfu's = 0.375 acres; 300 mfu's = 1.5 acres.)
  1. The land must be a minimum of three (3) contiguous acre in size. Land may be considered contiguous if it abuts both sides of a street with a Local classification and the separate areas are joined by a marked pedestrian crossing. For subdivisions that will be dedicating less than 3 acres of land at the time of dedication, a fee-in-lieu as established in Section 10.01.007 shall be required in place of parkland dedication.
- E. For subdivisions with both single-family and multi-family units, the appropriate dedication requirement in paragraphs 10.01.006.B and 10.01.006.C shall apply proportionately.
- F. A preliminary plat shall show the area proposed to be dedicated.
- G. If parkland dedication is required due to a change from a nonresidential use to a residential use, and a preliminary or final plat is not required, this dedication shall be met prior to the issuance of a building permit.
- H. The area to be dedicated shall be measured and calculated at the centerline of any street bound by said park within the subdivision.
- I. Park entrances shall be located along collector or higher classification roadways.
- J. No more than 20% of the overall property being dedicated to the city shall be located in the floodway or 100-year floodplain (1% annual chance flood hazard).
- K. A developer may dedicate only a portion of the required dedication and pay a fee-in-lieu of dedication for the remaining portion except that, the minimum land dedication shall be 3 acres.
- L. In the case of Development Agreements, 380 Agreements, or Planned Development Districts, the City may negotiate alternative methods of compliance (AMOC). The AMOC shall meet or exceed the requirements of this ordinance.



M. Adequate vehicular access shall be provided for parkland operation and maintenance. For public parkland areas not fronting a public street right-of-way or which back up to private properties, an access lot encumbered by a public access easement containing a trail connection, not less than thirty (30') feet in width, shall be dedicated and conveyed to connect to the public parkland a minimum of every 1,000 linear feet along the public street.

N. The City reserves the right to inspect and evaluate any proposed parkland dedication to determine whether the location, size, and quality of the land are desirable and consistent with the Parks, Recreation, and Open Space Master Plan. If the City determines that the proposed parkland is unsuitable or inconsistent with City plans, the developer shall be required to pay a fee in lieu of dedication.

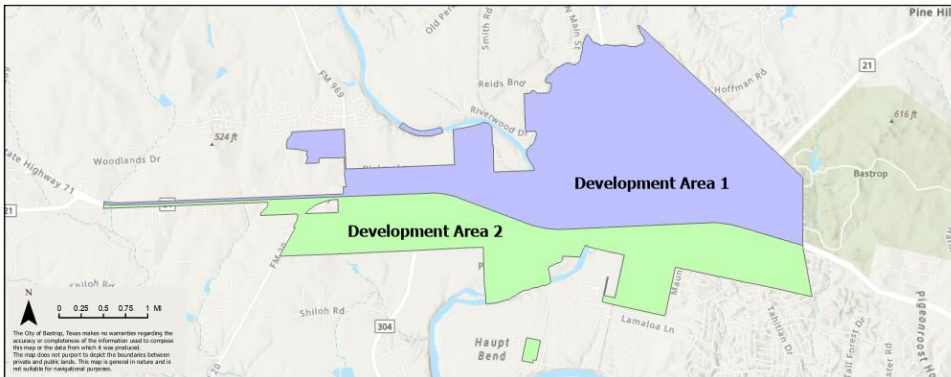
#### SECTION 10.01.007 PARK DEVELOPMENT FUND (FEE IN LIEU OF DEDICATION).

A. A special fund is established for the deposit of all sums paid in lieu of land dedication in accordance with this Section or any preceding regulations. The fund shall be known as the "Park Development Fund."

B. The City shall account for all sums paid in lieu of land dedication under this Chapter with reference to the individual plats involved. Any funds paid for such purposes shall be expended by the City within ten (10) years from the date received by the City for the acquisition or development of public parks.

1. Such funds shall be spent on a first-in, first-out basis. If not so expended, the owners of the property on the last day of such period shall be entitled to a refund of such sum, which shall be proportional to the amount of monies that remain unutilized from the funds collected for the fee in lieu of dedication. The owners of such property may request such refund in writing within 12 months of the last day of the ten-year period, or such refund right shall be terminated.

C. Park Development Funds collected in Development Area 1 may only be expended in Area 1, and fees collected in Development Area 2 may only be expended in Area 2. If at the time of dedication there is a conflict regarding fund allocation to the respective Development Area, the City Manager shall make the final determination for the allocation of fees to the appropriate Development Area.



\*Please reference the Master Fee Schedule, Parkland Dedication for the fee-in-lieu amount

**SECTION 10.01.008 PARK ENRICHMENT FEE.**

- A. The City will require a fee to be known as the Park Enrichment Fee. The Park Enrichment Fee shall be made at or prior to the time of filing the plat for recordation.
- B. The Park Enrichment Fee shall be assessed at five hundred dollars (\$500.00) per dwelling unit or multi-family unit, as defined in Section 10.01.014 of this ordinance.
- C. The Park Enrichment Funds shall be used for the acquisition of land for public parks and the development or construction of park improvements, including, but not limited to, necessary utility extensions.

**SECTION 10.01.009 PARK DEVELOPMENT IMPROVEMENTS IN LIEU OF PARK ENRICHMENT FEE.**

A developer may propose constructing public park improvements in lieu of the payment of a Park Enrichment Fee. The City Council may approve proposed improvements after receiving a recommendation from the Director of the Parks and Recreation Department. All improvements shall either be financially guaranteed or accepted by the City prior to the filing of the plat. The process of financial guarantee shall be the same as that found in the Bastrop Building Block (B3) Code.

**Minimum Park improvements shall include:**

1. Grading and clearing of unwanted vegetation;
2. Installation of drainage and stream erosion control measures;
3. Establishment of turf and planting of trees;
4. Installation of perimeter streets, parking, sidewalks, streetlights, and street trees;
5. Provision of water and sewer service;
6. Two (2) acres or more must be improved.

Any additional park improvements proposed to be constructed by the developer must be consistent with the design criteria and objectives of the Parks, Recreation, and Open Space Master Plan.

**SECTION 10.01.010 ADDITIONAL DEDICATION.**

- A. If the actual number of completed dwelling units or multi-family units exceeds the figure upon which the original dedication was based, additional dedication shall be required and shall be made by the developer by payment of cash in lieu of land or by a conveyance of additional land to the City as required by this ordinance.
- B. Properties who are not vested under Chapter 245 of the Local Government Code shall be required to pay the fee in lieu of dedication at the time of building permit application.

**SECTION 10.01.011 PRIOR DEDICATION.**

- A. If a dedication requirement arose prior to the effective date of these provisions, that dedication requirement shall be controlled by the public open space dedication requirements in effect at the time such obligation arose, except that additional dedication shall be required if the actual density of structures constructed upon the property is greater than the previously- assumed density. Additional dedication shall be required only for the

**Commented [BE1]:** Consider adding a provision that would give credit for the construction of private parks within a development: "Where private recreation facilities are built for the residents of the subdivision or development, a credit may be granted for the park enrichment fee up upon approval by the Planning and Zoning Commission. The value of these private recreation facilities shall be determined on a case-by-case basis by the City Manager, but shall not exceed fifty percent (50%) credit of the park enrichment fee."

increase in density and shall be based upon the ratio set forth in Section 10.01.006 of this Section.

#### **SECTION 10.01.012 ADDITIONAL REQUIREMENTS.**

- A. Any land dedicated to the City under this Chapter shall be suitable for park and recreation uses as determined by the City.
- B. Detention or retention areas may be accepted in addition to the required dedication but shall not exceed 10% of the overall land being dedicated for parkland to the City. If accepted as part of the park, the detention or retention area design shall be as determined by the City and shall meet all park requirements consistent with the Parks, Recreation, and Open Space Master Plan.
- C. Parks should be easy to access and open to public view so as to benefit area development, enhance the visual character of the City, protect public safety, and minimize conflict with adjacent land uses. The following guidelines should be used in designing parks and adjacent development:
  1. Where feasible, park sites should be located adjacent to greenways or schools in order to encourage both shared facilities and the potential co-development of new sites.
  2. A proposed subdivision adjacent to a park shall not be designed to restrict reasonable access to the park from other area subdivisions. Street and greenway connections to existing or future adjoining subdivisions may be required to provide reasonable access to parks.
  3. Notwithstanding another requirement, the City may require any local collector street built adjacent to a park to be constructed to a primary multi-modal street width along the park frontage to ensure access and prevent traffic congestion. The developer shall be entitled to enter into an Oversize Agreement with the City in such situations.

#### **SECTION 10.01.013 REVIEW OF DEDICATION REQUIREMENTS.**

The City Council shall review the fees set forth in this Section only. The City Council shall take into account inflation as it affects land and park development costs as well as the City's targeted level of service for parkland.

#### **SECTION 10.01.014 DEFINITIONS.**

*Commercial Uses* - shall mean Structures used for Office, Local Retail, General Retail, and Commercial Services, property in a Planned Development District that allows for Commercial Use. Commercial uses are those used for the sale, lease, or rent of goods, services, or property.

*Dwelling Unit* – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

*Multi-family Unit* – A multifamily unit is a classification of housing where multiple separate dwelling units for residential inhabitants are contained within one building or several buildings within one complex.



---

205 *Public Parkland* – Land that is publicly owned or controlled through a legal dedication, easement,  
206 or other instrument, and is designated for public use for purposes such as parks, recreation, open  
207 space, or conservation.