



September 25, 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 August 28, 2025, Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

3B. Conduct a public hearing, consider and act on a recommendation granting an extension of the master plan expiration for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 2, located at 615 W Highway 71, within the city limits of Bastrop, Texas, and move to include on the October 21, 2025, City Council Agenda for the first reading.

Submitted by: James E. Cowey, Development Director

- 3C. Consider and act to approve the Auto Body Shop Final Plat, being 1.19 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Exhibit A.

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

- 3D. Conduct a public hearing, consider and act on making a recommendation to the City Council to amend the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code by changing the P1 Nature Place Type to P1 Parks and Open Space, and adopting new and revised code provisions in relation to the P1 Parks and Open Space Place Type and Civic Space; and move to include on the October 21, 2025 City Council meeting agenda for a first reading.

Submitted by: Viviana Andres, Assistant to the City Manager

- 3E. Consider and act on a recommendation to the City Council 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 and move to include on the October 21, 2025 City Council Agenda for a first reading.

Submitted by: Brittany Epling, Senior Planner

- 3F. Conduct a Public Hearing and consider and act on a recommendation to City Council for a request for an amendment to the Comprehensive Plan to change the Future Land Use designation from Neighborhood Residential to Residential Mixed Density for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

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

- 3G. Conduct a public hearing, consider and act on a recommendation to City Council pertaining to a request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P4 Mix, for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

Submitted by James E. Cowey, Director of Development Services

- 3H. Consider and act on a recommendation to the City Council regarding a Warrant request to allow a modified parking space dimension of 9 feet x 18 feet on 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas. This development is more commonly known as Pecan Place.

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

4. **UPDATES**

- 4A. Updates to the Commission regarding:

Community Gardens in public parks

Library expansion as addressed in the Comprehensive Plan

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

- 4B. Future Development Related Items.
- 4C. Development Services Department Monthly Project Volume Report.
- 4D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, September 19, 2025 at 4:30 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: September 25, 2025

TITLE:

Consider and act to approve meeting minutes from August 28, 2025, Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from August 28, 2025

PLANNING & ZONING MEETING MINUTES

August 28, 2025, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, August 28, 2025, at 6:00 PM in the City Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Vice chairman David Barrow 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	Absent
David Barrow	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider and act to approve meeting minutes from June 26, 2025, Regular Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve meeting minutes from the June 26, 2025, Regular Planning and Zoning Commission Meeting. Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

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

Commissioner Gary Moss made a motion to approve meeting minutes from the July 1, 2025, Special Planning and Zoning Commission Meeting. Commissioner Jeffrey Estes seconded the motion. Vice chairman David Barrow abstained from voting because he was absent for the meeting. The motion passed 5-1.

- 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.

Presented by Brittany Epling, Senior Planner

Commissioner Gary Moss made a motion to recommend approval 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. Commissioner Jeffrey Estes seconded the motion. The motion passed 5-1.

- 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.

Presented by Brittany Epling, Senior Planner

Commissioner Gary Moss made a motion to recommend approval 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. Commissioner Jeffrey Estes seconded the motion. The motion passed 5-1.

- 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.

Presented by James E Cowey, Director of Development Services

Discussion amongst commissioners began.

Public hearing was opened at 7:10 pm.

Public hearing was closed at 7:11 pm.

Commissioner Jeffrey Estes made a motion to recommend approval 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. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

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.

Presented 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.

Presented by Brittany Epling, Senior Planner

5. UPDATES

- 5A. Discussion on findings for the PIE CHARM.

Presented by Alondra Macias, Planner I

- 5B. Future Development Related Items

James E Cowey, Development Services Director, informed the commission that the dates of Council meetings will be changing starting in the month of October.

Item 3A.

5C. Development Services Department Monthly Project Volume Report.

James E Cowey, Development Services Director, presented the monthly project volume report for the month of June and July to the commission.

5D. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

There were no individual requests from the Planning and Zoning Commissioners.

6. ADJOURNMENT

Commissioner Patrice Parsons made a motion to adjourn the meeting at 7:34 PM. Commissioner Keith Ahlborn seconded the motion. The motion passed unanimously.

Jordan Scott, Chair

David Barrow, Vice-Chair



STAFF REPORT

MEETING DATE: September 25, 2025

TITLE:

Conduct a public hearing, consider and act on a recommendation granting an extension of the master plan expiration for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 1, located at 615 W Highway 71, within the city limits of Bastrop, Texas, and move to include on the October 21, 2025, City Council Agenda for the first reading.

STAFF REPRESENTATIVE:

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

BACKGROUND:

The applicant has applied for an extension of the Master Plan for the Zoning Concept Scheme for Reed Ranch. Per the PDD ordinance, 2023-22 the PD Master plan expires one year (365 days) after approval if the Site plan has not been approved. The applicant is still working through the process, as the City is still working on the extension of Blakey lane. Blakey lane is key for this development. For this reason, the applicant is requesting an extension.

CODE EXPLANATIONS:

B3 Code

Sec. 3.4.006. Master plan. (PDD Ordinance No. 2023-22)

h) Lapse of master plan. A PD master plan shall expire after a period of one year /365 calendar days) if substantial progress is not demonstrated in the form of approval of a site development plan.

i) Extension and reinstatement. Extension of a PD master plan or site plan shall be in accordance with the following:

1) Prior to the lapse of approval for a PD master plan, the applicant may request that the city, in writing, extend the plan approval. Such request shall be considered at a public meeting before the P&Z and the city council, and an extension may be granted by city council at such meeting. Two extensions of six months each in length may be granted, unless otherwise specified by ordinance. If no petition for extension of PD master plan approval is submitted, then the plan shall be deemed to have automatically expired by operation of law and shall become null and void.

2) Determination of extension. In determining whether to grant a request for extension, the city council shall take into account the reasons for the lapse, the ability of the applicant to comply with any conditions attached to the original approval, and the extent to which development regulations would apply to the concept plan or site plan at that point in time. The P&Z and city council shall either extend the PD master plan or deny the request, in which instance the originally approved plan shall be deemed null and void. However, the two

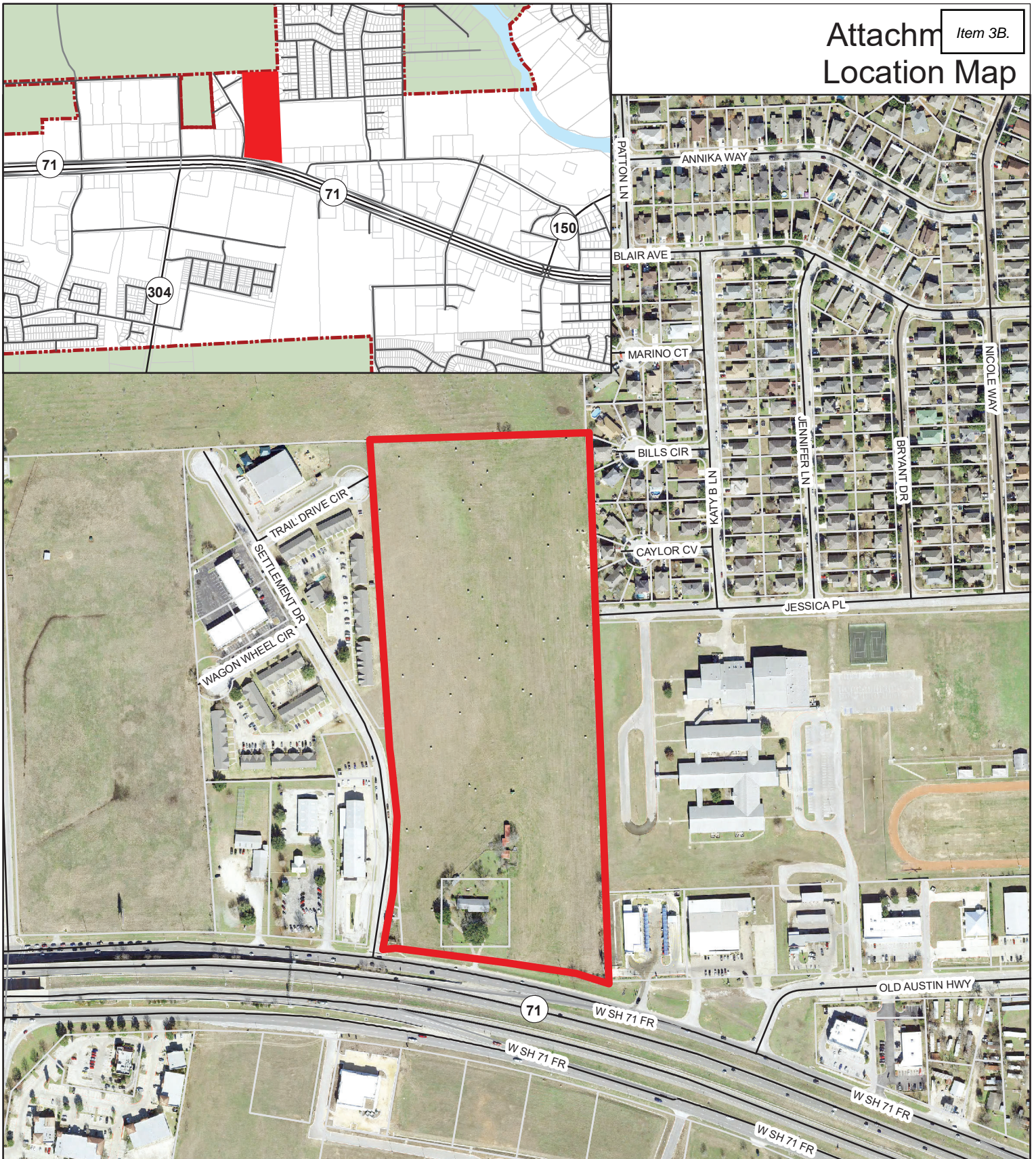
aforementioned extensions shall not be unreasonably withheld without due cause.

STAFF RECOMMENDATION:

Conduct a public hearing, consider and act on a recommendation granting an extension of the master plan expiration for the Reed Ranch Planned Development District, being 24.04 acres out of the Nancy Blakey Survey, as shown on Attachment 1, located at 615 W Highway 71, within the city limits of Bastrop, Texas, and move to include on the October 21, 2025, City Council Agenda for the first reading.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Applicants Request
- Attachment 3: Reed Ranch PDD Master Plan



Reed Ranch Property Location Map

0 90 180 360
Feet

1 inch = 400 feet

Date: 10/4/2023

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.



July 25, 2025

PD Master Plan – Ordinance 2023-35 – Extension Request

To Whom It May Concern,

This letter serves as the formal request to extend the PD Master Plan for Reed Ranch located at the northeast corner of W SH 71 westbound service road and Settlement Drive, encompassing approximately 24.462 acres.

Per the PDD Ordinance: *“(h) Lapse of master plan. A PD master plan shall expire after a period of one year (365 calendar days) if substantial progress is not demonstrated in the form of approval of a site development plan.”*

Based on the above requirement, an extension request must be approved on or prior to September of this year for this project, given the Reed Ranch ordinance was adopted in November of 2023, and extended last year for a period of 12 months.

Reasons for Extension:

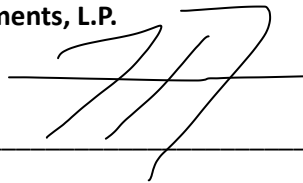
- The Blakey Lane extension from Lowe’s over to Riverside Grove and then it’s connection down to Old Austin Highway. These connections are paramount to the viability of our project, and they are out of our control (funding and timing). We understand the City is working hard to put these roads in place, but there is always a chance things get delayed or denied. If we open the doors of Reed Ranch Phase I without this road, the only access will be off of Settlement Drive. Not only will Settlement Drive be a mess to maneuver, but our project will greatly suffer. It will also be a massive disruption once the road is under construction adjacent to our newly completed project. It is our goal to see significant progress from the City on these improvements before we press-go so that the necessary access is already in place when we open. I am confident City staff can confirm our cooperation and desire to get this infrastructure installed as soon as possible ever since the PD was adopted in late-2023.

Thank you for the consideration.

OWNER:

Bastrop Apartments, L.P.

By: _____



Name: Hayden Lunsford

Title: Authorized Person

ORDINANCE 2023-35**ZONING CONCEPT SCHEME CHANGE
REED RANCH**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE ZONING CHANGE FOR 24.462 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, BASTROP COUNTY, TEXAS, MORE COMMONLY KNOWN AS REED RANCH FROM P2 RURAL TO PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR 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 July 26, 2023, Charley Dorsaneo submitted a request for zoning modifications for certain properties located at the northeast corner of State Highway 71 and Settlement Drive, within the city limits of Bastrop, Texas described as being 24.462 +/- acres of land out of the Nancy Blakey Survey Abstract 98 more commonly known as Reed Ranch ("Property"); 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; 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, 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 October 5, 2023; 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 are 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, the information provided by the Applicants, and all other information presented, City Council finds that it is 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 foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2: The Property, a 24.462 +/- acres tract of land out of the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas, more commonly known as Reed Ranch, more particularly shown and described in Attachment A which is attached and incorporated herein, is hereby rezoned from P2 Rural to Planned Development District with a base district of P4 Mix. The City Manager is hereby authorized to promptly note the zoning change on the official Zoning Map of the City of Bastrop, Texas.

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: 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 6: This Ordinance shall be effective immediately upon passage and publication.

[Signatures on following page]

READ & ACKNOWLEDGED on First Reading on this the 10th day of October
2023. **READ & ADOPTED** on Second Reading on this the 7th day of
November 2023.

APPROVED:



Lyle Nelson, Mayor

ATTEST:



Ann Franklin, City Secretary

APPROVED AS TO FORM:

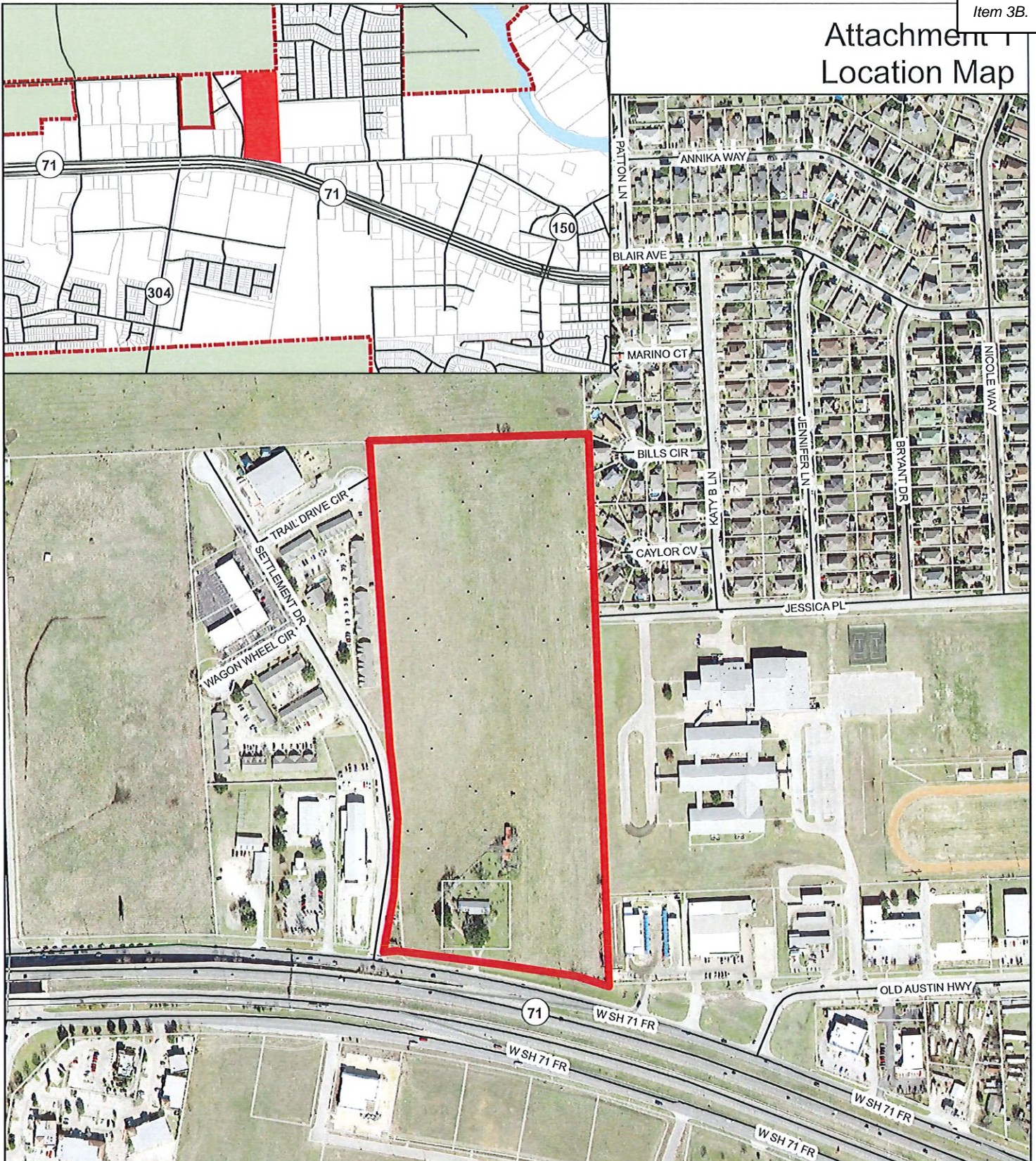


Alan Bojorquez, City Attorney

ATTACHMENT A

Property Description

Attachment 1 Location Map



Reed Ranch Property Location Map

0 90 180 360
Feet

1 inch = 400 feet

Date: 10/4/2023

The accuracy and precision of this cartographic data is limited and should be used for information purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



ATTACHMENT B

Reed Ranch PDD

REED RANCH PLANNED DEVELOPMENT DISTRICT

PROPERTY

The subject property is located at the northeast corner of W SH 71 westbound service road and Settlement Drive, encompassing approximately 24.462 acres, as described in the survey, attached hereto as **Exhibit A**, (the "Property").



PURPOSE

The purpose of this planned development zoning district is to develop a two-phase multifamily project with varying building sizes and which will incorporate a mix of unit types nearby accessible civic space through a network of pedestrian-friendly streets. Per the City of Bastrop's Comprehensive Plan 2036, the proposed development is located within a Transitional Residential character area. This development is compliant with the character area designation as it provides a multifamily use as an appropriate transition between the neighboring Public and Institutional and Neighborhood Residential character areas to the east and the General Commercial character area to the west (5-17). The development furthers the recommended development pattern of the character area by providing a new collector street along the eastern boundary. To move forward with our project, we are making an application for a Planned Development District (PDD) zoning designation, which is a representative zoning district for the character area, and therefore no amendment to the comprehensive plan is required (5-17). The Property is currently zoned as P2 (Rural).

CONCEPT PLAN & BASE ZONING

A conceptual Planned Development Master Plan (the "PD Master Plan") for the proposed project has been attached to this PDD in **Exhibit B** to illustrate and identify the proposed land uses, intensities, building locations, building footprints, and thoroughfare locations, for the Property. In accordance with the B3 Code, the Property shall have a base place type designation of P4 (Mix), to allow for all permitted Building Types, including but not limited to Apartment and Courtyard Apartment Building types. The project is a

REED RANCH

PLANNED DEVELOPMENT DISTRICT

contributing development to the goals of the overall place type mix within the pedestrian shed and the sole use for the Property shall be for multifamily development, as well as related accessory amenity and civic space uses. The southern portion of the Property shall be Phase 1 and the northern portion of the Property shall be Phase 2, and the development shall be constructed in that respective sequence. Approval of this PDD does not constitute approval of a subdivision or site plan.

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 place type of the B3 Code. However, all building types shall be allowed 3 stories in height, except for (a) buildings in Phase 2, Blocks 2 and 4 (as generally shown on **Exhibit B**), which shall be limited to a maximum of 2 stories, and (b) buildings generally on the western half of the Property, which shall be limited to a maximum of 4 stories, 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.

STREET STANDARDS

The Streets denoted as "Public Streets" in Exhibit B are intended to be City-owned and maintained. The Streets denoted as "Private Streets" shall be privately owned and maintained as part of the project. Per the City's request, this PDD does not provide the extension of Jessica Place through the Property as identified in the City's Thoroughfare Master Plan. By the approval of this PDD, the City acknowledges that no such public thoroughfare or connection is required. The location and permitted cross-sections and standards of such streets, alleys, and parking areas are generally shown on the Street Types exhibit, attached to this PDD as **Exhibit D**, and approved as part of this PDD. Additional street dedication and maintenance standards are described in **Exhibit C**, and approved as part of this PDD.

CIVIC SPACE

This PDD shall include privately owned civic space that shall be accessible to the public as generally shown in Exhibit B. 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.

EXHIBITS

The exhibits attached hereto shall be considered part of the PDD, except that the exact design and locations of any building, facility, structure or amenity shall be established during the plat or site plan review phases. Modifications from any such exhibit are permitted so long as the project complies with the minimum requirements included in the text of this planned development.

- Exhibit A – Property Survey
- Exhibit B – PD Master Plan
- Exhibit C – Development Standards Variances, Deviations, Waivers, and Warrants List
- Exhibit D – Street Standards

REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit A
Property Survey

REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit B
PD Master Plan

OWNER

ROSANAY CHARLES C
FAMILY TRUST
615 HWY 71 W
BASTROP, TX 78602

DEVELOPER

REED LANSFORD HOLDINGS
2505 WINDSOR AVE, SUITE 800
DALLAS, TX 75228

ARCHITECT

ACTION CORPORATION
2545 WINDSOR AVE, SUITE 100
DALLAS, TX 75228

ENGINEER

BOLDS SURVEYING, P.C.
2505 WINDSOR AVE, SUITE 300
DALLAS, TX 75228
PHONE: (312) 465-0831

SURVEYOR

MICHAEL JACK NORDHAK
2505 WINDSOR AVE, SUITE 300
DALLAS, TX 75228
PHONE: (312) 465-0831

LEGAL DESCRIPTION:

ADD BLANKY, NANCY, ACRES 23.2400

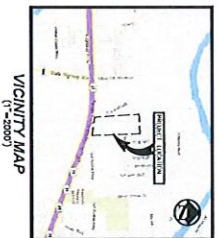
ZONING CONCEPT PLANS

FOR

REED RANCH

615 SH 71 W

BASTROP TX, 78602



VICINITY MAP
(1"=2000')

PROJECT ZONING:

P-2

PROJECT ADDRESS:

615 SH 71 W

SUBMITTAL DATE:

JULY 10, 2002

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING PEDESTRIAN SHED
3	PROPOSED PEDESTRIAN SHED
4	PD SITE PLAN
5	LOT AND BLOCK LAYOUT
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	UTILITY PLAN 1 OF 2
9	UTILITY PLAN 2 OF 2

Westwood

Phone (512) 455-0831 8701 N. Mopac Expy, Suite 320
Tel Fax (888) 937-5155 Austin, TX 78759
westwood@a.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. P-469
TEXAS FIRM REGISTRATION NO. LB-10008-00

REVISIONS

NO.	DATE	DESCRIPTION	BY

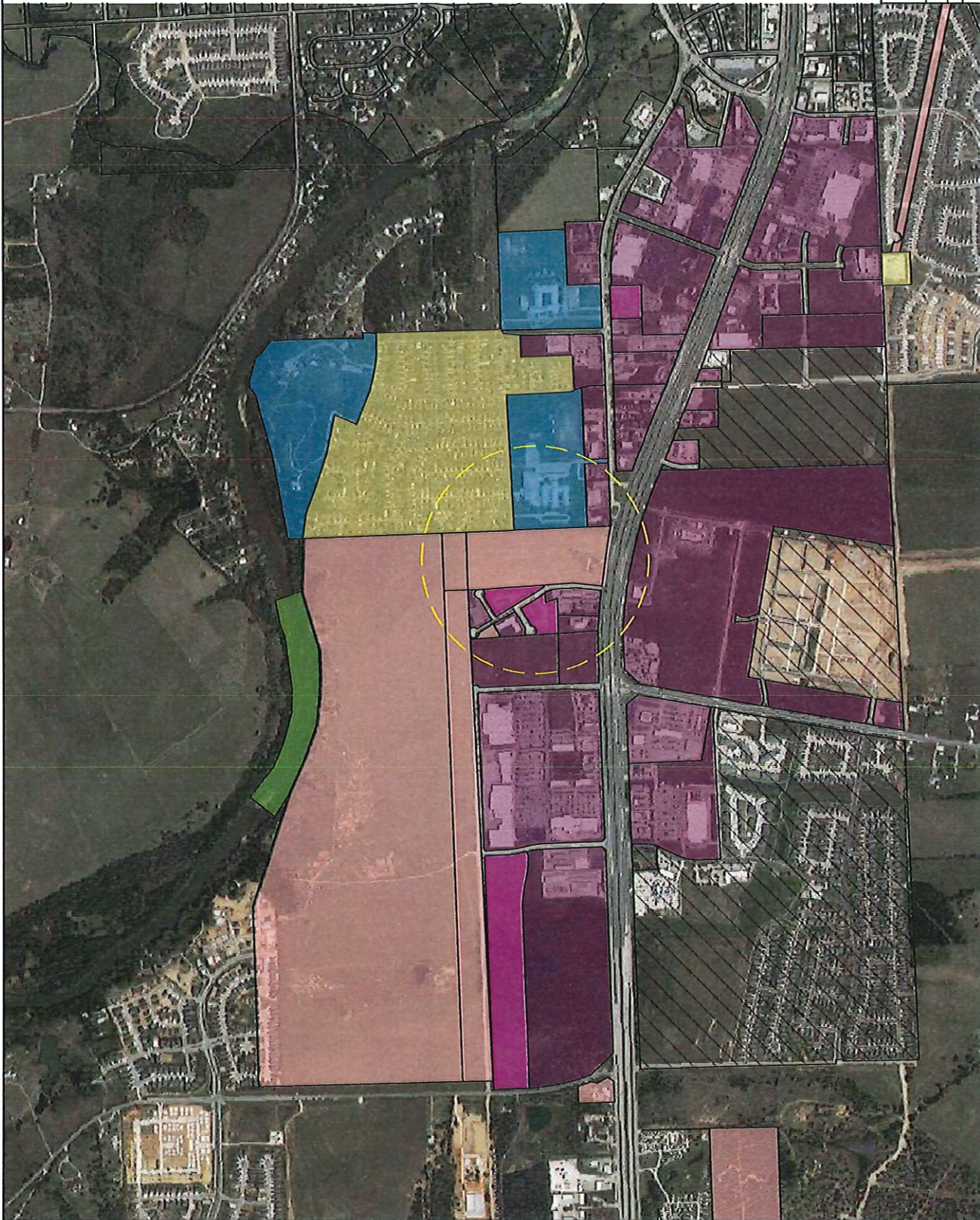
REED RANCH
615 SH 71 W
BASTROP TX, 78602

COVER

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF JILLIAN W. SUTULA, P.E., Texas
REGISTRATION NO. 136048.
DATE: 06/20/2002

DRAWN BY
JW
DATE
JULY 10, 2002

SHEET NO. 1



P2	P3	P4	CIVIC	P5	TOTAL
30,400	12,300	4,800	14,600	24,500	86,570

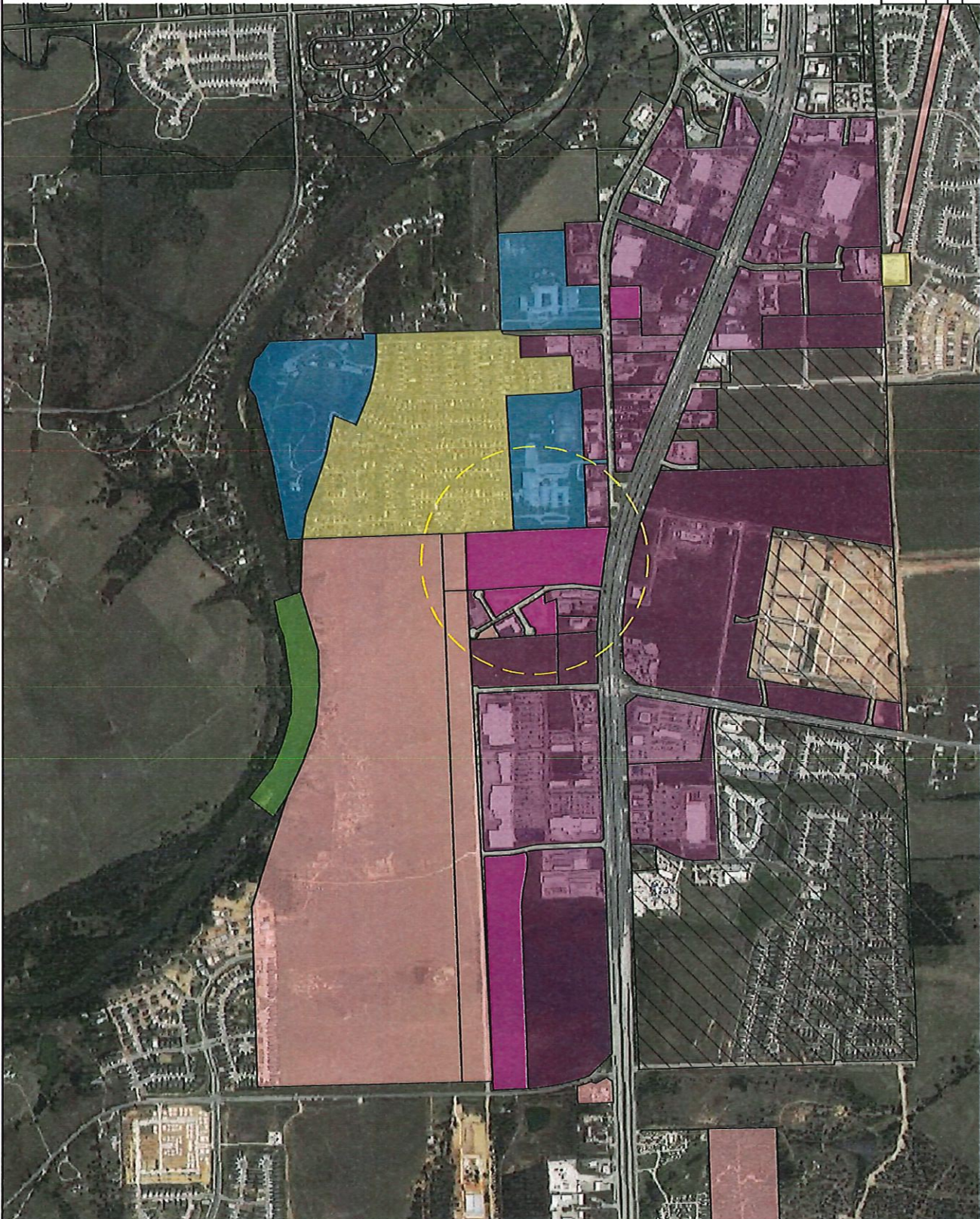
- PLANNED DEVELOPMENT
- NATURE
 - CIVIC SPACE
 - RURAL
 - NEIGHBORHOOD
 - MIX
 - CORE

WESTWOOD
PLANNING & DESIGN, INC.
10000 WESTWOOD DRIVE, SUITE 100
DALLAS, TEXAS 75240
TEL: 214.343.1000
WWW.WESTWOODPLANNING.COM

EXISTING PEDESTRIAN SHED (1/4 MILE)

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MDP	MDP	8/17/2022	1"=500'			

Item 3B.



P2	P3	P4	CVC	P5	TOTAL
10.11K	12.55K	24.53K	14.68K	24.55K	86.81K

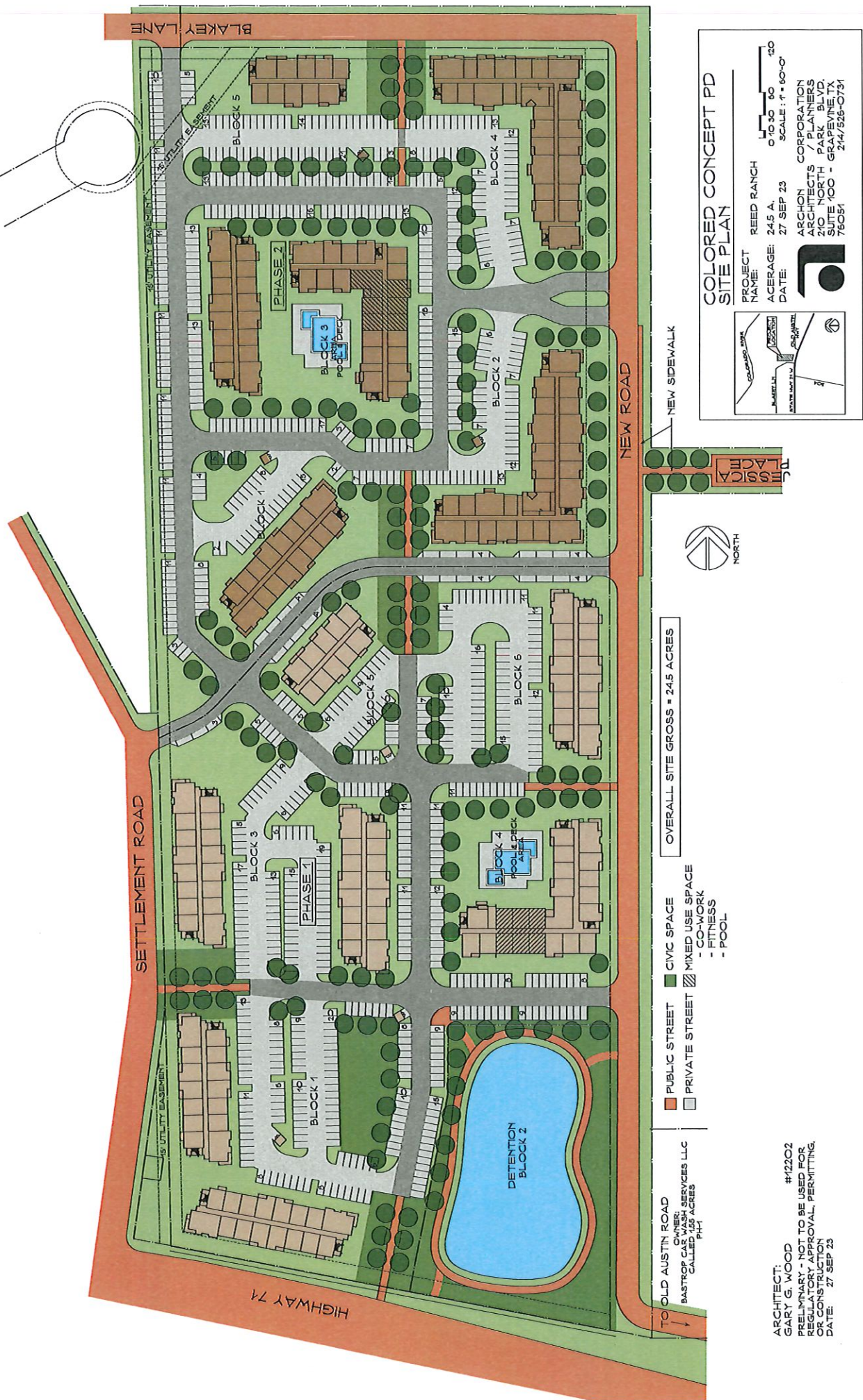
- PLANNED DEVELOPMENT
- NATURE
 - CIVIC SPACE
 - RURAL
 - NEIGHBORHOOD
 - MX
 - CORE

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 SUITE 100
 DALLAS, TX 75244
 (214) 343-1100
 www.westwood.com

PROPOSED PEDESTRIAN SHED (1/4 MILE)

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
NP	NP	8/7/2023	1"=500'			1

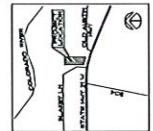
Item 3B.



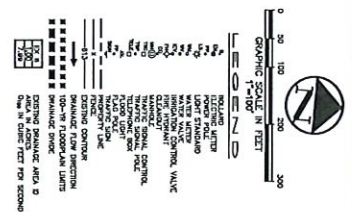


LOT/BLOCK PLAN

PROJECT NAME: REED RANCH
 ACERAGE: 24.3 A.
 DATE: 10 JUL 23
 SCALE: 1" = 60'-0"



ARCHITECT: GARY G. WOOD #42202
 PRELIMINARY - NOT TO BE USED FOR
 REGULATORY APPROVAL PERMITTING
 OR CONSTRUCTION
 DATE: 10 JUL 23

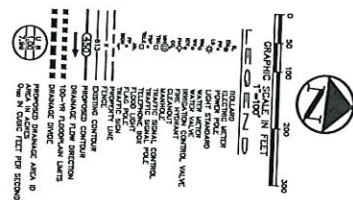


Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodpa.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-469
TYPE FIRM REGISTRATION NO. LB-10006000

REVISIONS			
NO.	DATE	DESCRIPTION	B

A rectangular stamp with a double border. The text inside reads: **PRELIMINARY**
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF SCHEMATIC REVIEW ONLY
AND IS NOT INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF HOLLIS ANN SCHUEFLER, P.E. TEXAS
REGISTRATION NO. 1380549.
DATE: xx/xx/xxxx

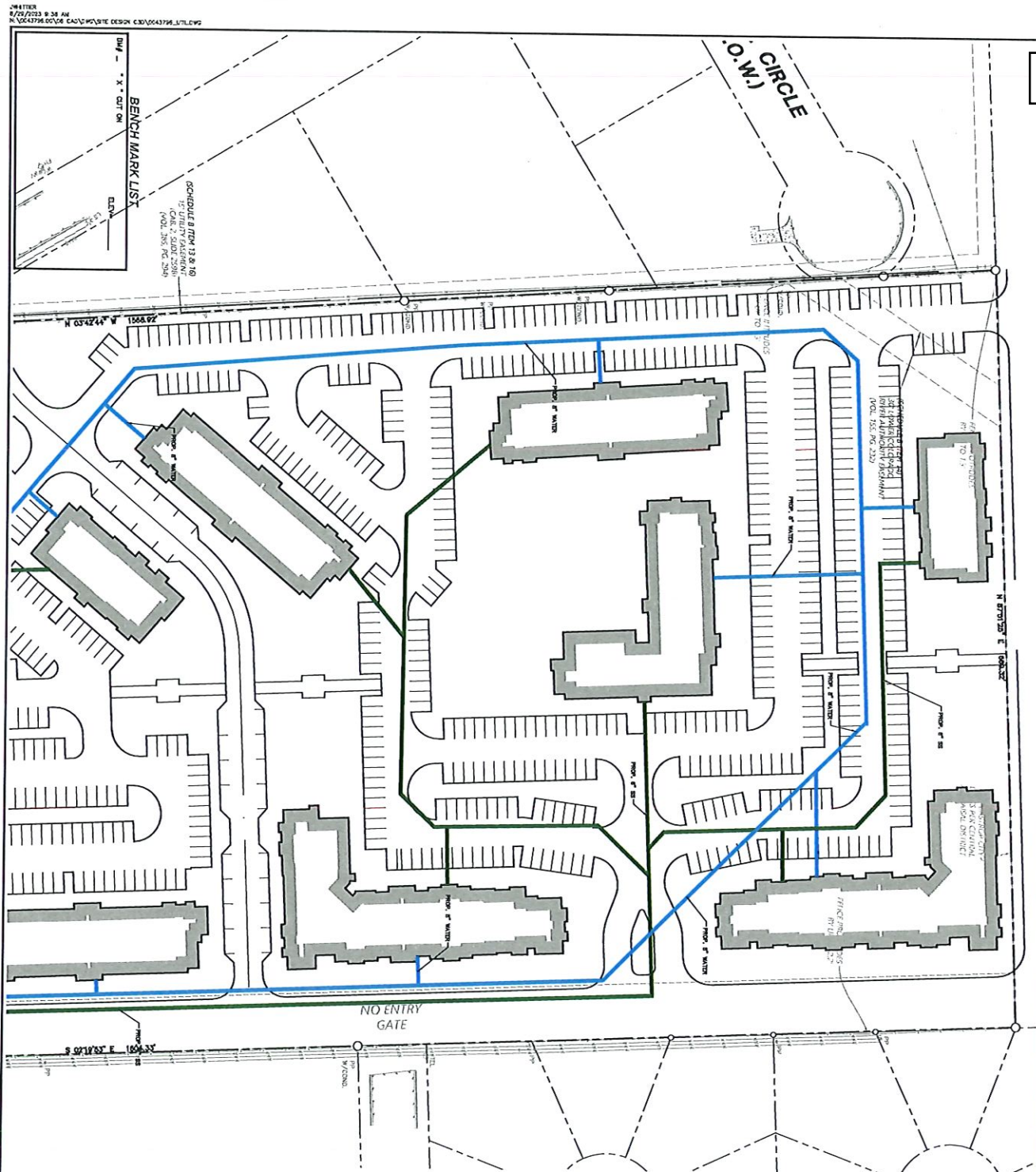
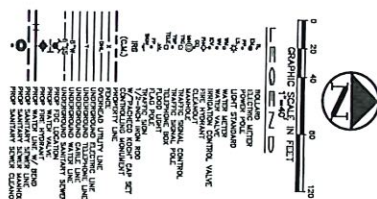


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Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-449
TRPLS FIRM REGISTRATION NO. LS-100069-00

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PK-0045796-DAME.DWG

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

Westwood

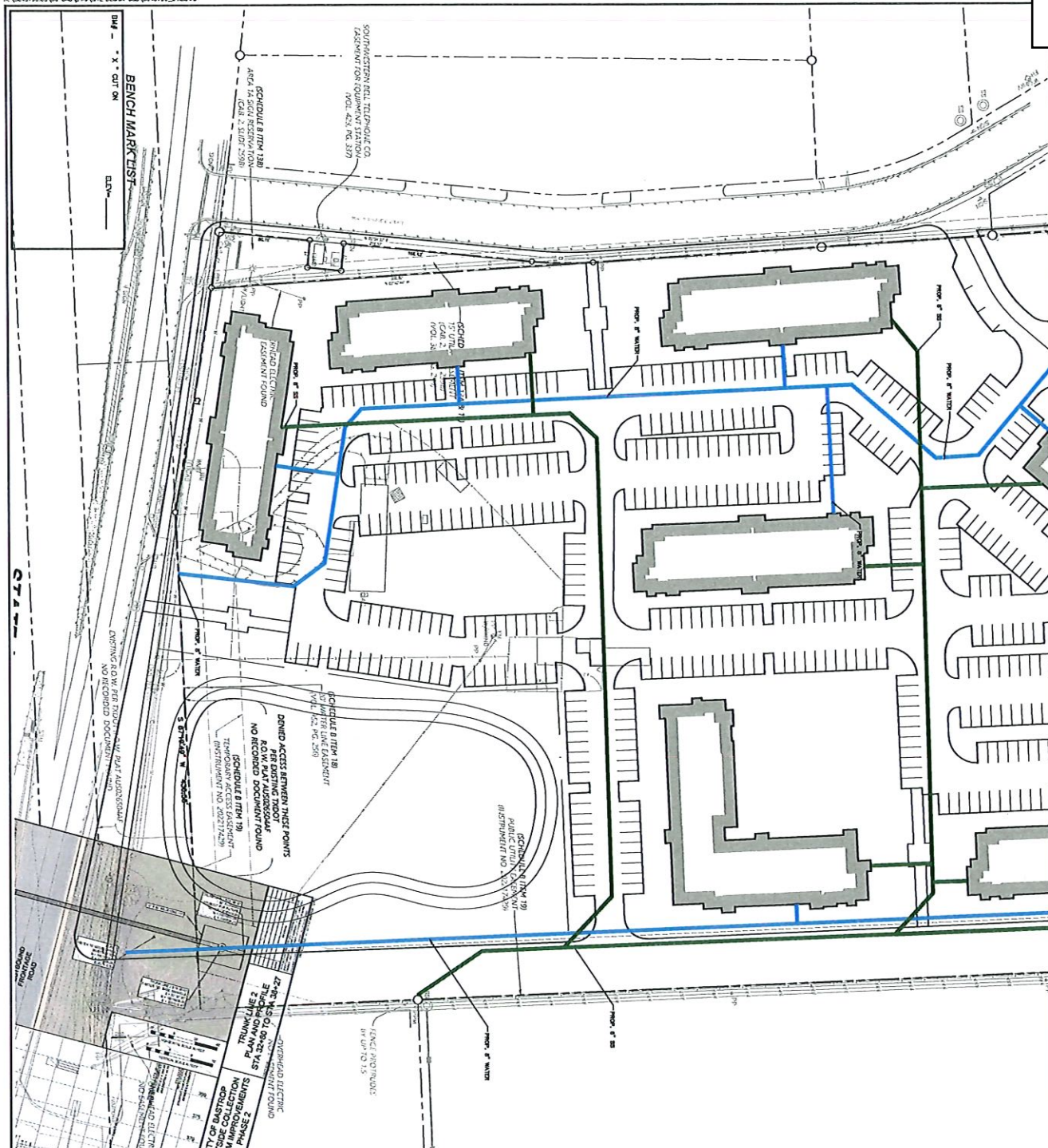
Phone (512) 455-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78755
westwoodpa.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-449
TYPE LR REGISTRATION NO. L610004800

REED RANCH
615 SH 71 W
BASTROP TX, 78602

UTILITY PLAN 1 OF 2

DESIGN	DRAWN	DATE
JDW	CAH	JULY 2023



0 20 40 60 80 100

COASTLINE, SEASIDE IN, LEFT

1-60

150

100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

1100' 1200' 1300' 1400' 1500' 1600' 1700' 1800' 1900' 2000'

2100' 2200' 2300' 2400' 2500' 2600' 2700' 2800' 2900' 3000'

3100' 3200' 3300' 3400' 3500' 3600' 3700' 3800' 3900' 4000'

4100' 4200' 4300' 4400' 4500' 4600' 4700' 4800' 4900' 5000'

5100' 5200' 5300' 5400' 5500' 5600' 5700' 5800' 5900' 6000'

6100' 6200' 6300' 6400' 6500' 6600' 6700' 6800' 6900' 7000'

7100' 7200' 7300' 7400' 7500' 7600' 7700' 7800' 7900' 8000'

8100' 8200' 8300' 8400' 8500' 8600' 8700' 8800' 8900' 9000'

9100' 9200' 9300' 9400' 9500' 9600' 9700' 9800' 9900' 10000'

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41100' 41200' 41300' 41400' 41500' 41600' 41700' 41800' 41900' 42000'

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56100' 56200' 56300' 56400' 56500' 56600' 56700' 56800' 5690

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REVISIONS

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Toll Free (888) 937-5159 Austin, TX 78759
westwoodpa.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-459

REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit C
Variances, Deviations, Waivers, and Warrants

B3 Code Section	Description	Development Issue	Proposed Alternative & Reasoning
7.1.002(k)	To prevent future conflicts regarding Street maintenance, private Streets are prohibited, except where justified by special considerations.	Dedication requirement does not permit developer to manage and maintain streets.	Allowing for streets to be privately owned, managed, and maintained is fiscally sustainable.
7.2.003	Street right-of-way . . . must be dedicated		
7.3.004	Traffic Lanes: Two lanes at 10 feet each Parking Lanes: Both sides parallel at 8 feet, marked	Complying with health/safety codes requires lanes to be wider. Only permitting parallel parking does not allow for a financially feasible amount of parking spaces.	Permitting 12.5' lanes such that the street can meet fire lane requirements meets the intent of the code and is fiscally sustainable. Allowing for head-in parking to be 18' is fiscally sustainable. Project to comply with street standards as generally shown in Exhibit D.
7.5.002(d)	Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the 10% Civic Place Type allocations requirement by warrant.	Drainage requires a large portion of the project to be a pond. Not allocating this space toward the Civic Space requirement makes project fiscally infeasible.	An amenitized wet pond with a trail as generally shown in Exhibit B meets the intent of code, is fiscally sustainable, and authentically Bastrop.
7.1.002(h)	Dead-end Streets must be avoided.	Proposed design does not show dead-end streets. Rather, internal drives culminate into left and right parking aisles for buildings or walkway plazas in line with 5.2.002(d).	For avoidance of doubt, internal drives culminating into 20' walkway easement placed as generally shown in Exhibit B meets the intent of code.
5.2.002	Preferred block size is 330' by 330' and max block perimeter of 1,320'	Drainage block is large due to odd shape of site and need for a large pond. Treating private streets/driveways as block	Allowing for a single larger block complies with intent of code. Permitting private drives as thoroughfares for block boundaries, as generally shown

			boundaries for this measurement results in an urban fabric of slow streets, with the plazas acting as traffic calming devices.	on Exhibit B is fiscally sustainable and meets the intent of code.
5.2.002(f)	In the P4 Mix, a minimum Residential mix of three Building Types (not less than 20%) shall be required.		Proposed design elects only apartment buildings with amenity and civic spaces. A variety of building types is not fiscally sustainable.	As the project is unlikely to move forward if a variety of building types are required, allowing for a warrant is fiscally sustainable.
6.5.003	-70 percent max lot coverage; -60% minimum buildout at build-to-line; -Build-to-line is 5-15 ft		Project may not meet all build-to-line, façade buildout, or lot coverage requirements. The 60% buildout line is feasible along publicly dedicated streets but not interior privately owned and maintained streets.	Permitting lot occupation as generally shown in Exhibit B is fiscally sustainable.
7.5.004	Plazas not permitted in P4 and require a minimum size of ½ acres.		Walkway easements/plazas as shown on Exhibit B allow for improved site design/walkability.	Allowing such walkway easements/plazas meets the intent of code in that it improves walkability.
6.3.006(5)	On-site surface parking must be located in the Second Layer or Third Layer of each Lot.		With plan for private streets, project desires to allow for Frontage to be on such private streets such that layers can be measured from private streets, as generally shown on Exhibit B.	Allowing for streets to be privately owned, managed, and maintained, as well as allowing for corresponding parking placement, is fiscally sustainable.

Alternative Methods of Compliance

Street Maintenance

The project shall comply with the below maintenance plan for the private streets as generally shown on Exhibit C:

- a. Crack Seal: Years 1-5
- b. Seal Coat: Years 6-10
- c. Resurface and Rehabilitation: 11-25.

Right of Way Dedication:

Owner agrees to dedicate the right-of-way in varying widths (but no more than fifty-five and one half feet (55.5')) at the eastern portion of the Property as generally depicted in Exhibit B, attached hereto and made a part, to allow the City to create a north/south connection to Blakey Lane. The City acknowledges that Owner is not responsible for the construction of this roadway connection. The City shall also be responsible for utilities within Blakey Lane and sidewalk(s) for Blakey Lane.

Impact Fees

The Owner agrees to pay Roadway Impact Fees not to exceed \$2,300,000. The Owners will dedicate 55 feet of ROW along the eastern border of the project with the final plat. The City will provide the Owner a credit of 100% of the ROW appraised value of \$1,400,000 towards the Roadway Impact fee. The Owner will pay the balance to the City in Roadway Impact fees and the City agrees to construct the new roadway.

Site Development Standards:

1. Establish the below minimum lot sizes and setbacks:
 - a. Minimum lot area of 12,000 square feet
 - b. Minimum lot width of 100 feet
 - c. Minimum lot depth of 125 feet
 - d. Minimum front yard of 5-15 feet, except that Blocks 2 and 4 in Phase 2 shall have a building setback of at least 30 feet from the proposed new road, as generally shown in Exhibit B.
 - e. Minimum interior side yard of 10 feet
 - f. Minimum exterior side yard of 15 feet
 - g. Minimum rear yard of 35 feet

2. Setbacks or other site development standards can be changed by administrative approval of the City Manager or her designee notwithstanding that the forgoing does not violate the International Building Code.

Landscaping

In the setback required for Blocks 2 and 4 in Phase 2, Owner agrees to provide and maintain additional landscaping, including tree plantings that provide privacy protection to the neighboring homes, as generally shown in Exhibit B. **In addition, the owner agrees to protect and preserve the 39 inch live oak tree located adjacent to Hwy 71.**

REED RANCH
PLANNED DEVELOPMENT DISTRICT
Exhibit D
Street Standards

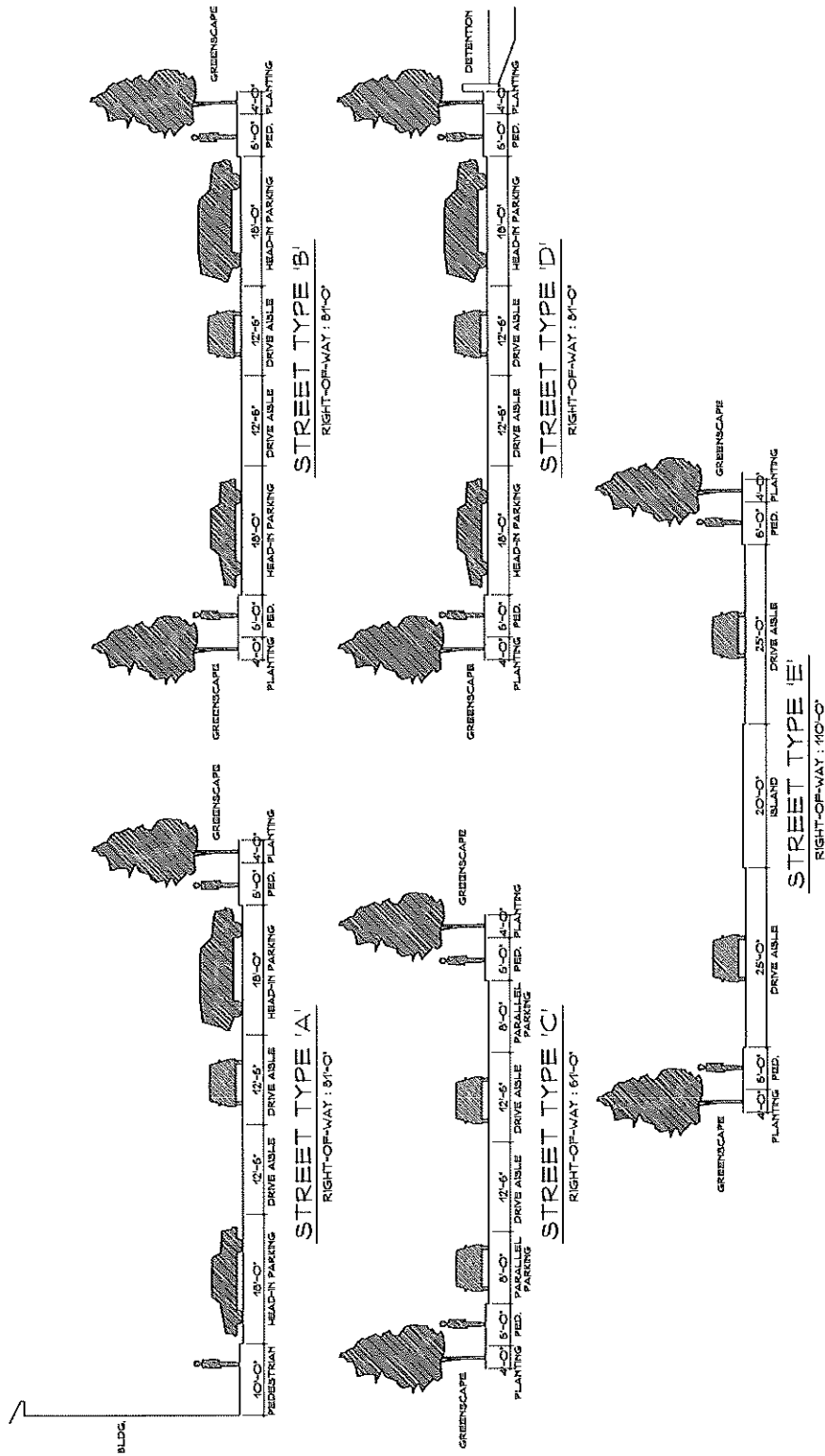


STREET TYPES

PROJECT NAME: REED RANCH
 ACERAGE: 24.3 A.
 DATE: 10 JUL 23
 SCALE: 1" = 80'-0"

ARCHITECT: GARY C. GOOD #42202
 PREPARED FOR: NOT TO BE USED FOR
 REGULATORY APPROVAL PERMITTING
 OR CONSTRUCTION
 DATE: 10 JUL 23

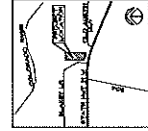
ARCHON CORPORATION
 ARCHITECTS / PLANNERS
 210 NORTH PARK BLVD.
 SUITE 100 - GRAPEVINE, TX
 76051



ARCHITECT: #12202
GARY G. WOOD
PRELIMINARY - NOT TO BE USED FOR
REGULATORY APPROVAL PERMITTING,
OR CONSTRUCTION
DATE: 10 JUL 23

STREET TYPES

PROJECT NAME: REED RANCH
ACERAGE: 24.9 A.
DATE: 10 JUL 23





STAFF REPORT

MEETING DATE: September 25, 2025

TITLE:

Consider and act to approve the Auto Body Shop Final Plat, being 1.19 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Exhibit A.

AGENDA ITEM SUBMITTED BY:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	West of FM 969 (Attachment 1)
Total Acreage:	1.19 acres
Parcel ID #	R78667
Legal Description:	1.19 acres of the Nancy Blakey Survey, Abstract Number 98
Property Owner:	Classen FM 969 LLC
Agent Contact:	Juan Lozano/Southwest Engineers
Existing Use:	Residential
Existing Zoning:	P5 Core
Future Land Use:	Neighborhood Commercial

BACKGROUND / HISTORY:

The applicant has submitted a Final Plat application for the development of an Auto Repair Shop on the 1.19-acre property. The proposed development will replace the existing residential structures and consists of:

- A new commercial building for the Auto Repair Shop
- Driveway connecting to FM 969
- Parking areas
- Other associated site improvements

The property will have water service provided by Aqua Water Supply Corporation, and wastewater service will be connected to an existing offsite wastewater manhole located on the northeast corner of the FM 969 and SH 71 intersection. No portion of the property lies within a mapped FEMA floodplain.

A Public Improvement Plan (PIP), which includes the offsite wastewater extension, was approved in May 2025. The wastewater extension will include boring across FM 969 with an 8" wastewater line, an 18" steel encasement under FM 969, then ending at the right-of-way line with a 4' diameter

wastewater manhole. The associated PIP Agreement, detailing construction costs and inspection fees, was reviewed and approved by the Development Review Committee on September 17, 2025, and is scheduled for City Council approval on October 21, 2025. All other utilities and infrastructure are currently available.

The developer has also paid a fee in lieu of tree mitigation totaling \$6,300.

POLICY EXPLANATION:

Final Plat Approval:

Final Plats are reviewed and approved by the Planning & Zoning Commission in accordance with the Texas Local Government Code and the City of Bastrop subdivision regulations.

Compliance with 2036 Comprehensive Plan:

The Neighborhood Commercial future land use designation supports development for nonresidential uses that are compatible in scale and design with nearby residential areas. Such developments typically:

- Occupy smaller footprints
- Use less signage
- Provide landscaping and screen parking areas

The proposed Auto Repair Shop and associated site improvements are consistent with these objectives.

TEXAS LOCAL GOVERNMENT CODE – SEC. 212:

Sec. 212.002 and Sec. 212.004 outline municipal authority to adopt rules governing plats and subdivisions to promote orderly development.

Sec. 212.010 specifies criteria for approval, including consistency with the municipality's general plan, infrastructure extension, and compliance with local regulations.

The Final Plat has been reviewed for conformance with these standards. Key findings include:

Conformance to Future Land Use: The plat conforms to the Neighborhood Commercial designation.

Infrastructure: A Final Drainage Plan and Public Improvement Plan have been reviewed and approved by the City Engineer to ensure public infrastructure extensions can be constructed.

Fiscal Guarantee: A bond will be provided for street improvements prior to recording the plat.

Code Compliance: The plat complies with Bastrop's B³ Code, Chapter 1: Subdivisions.

B³ Code – Chapter 1: Subdivisions:

Section 1.3.001: Any subdivision requiring public infrastructure extension or more than four lots requires a Preliminary Plat, Public Improvement Plan, and Final Plat.

Section 1.3.003: The Final Drainage Plan was approved on November 22, 2023, and the Public Improvement Plan was approved on August 26, 2025.

Section 1.3.004: The Development Review Committee deemed the Final Plat administratively complete on August 14, 2025.

RECOMMENDATION:

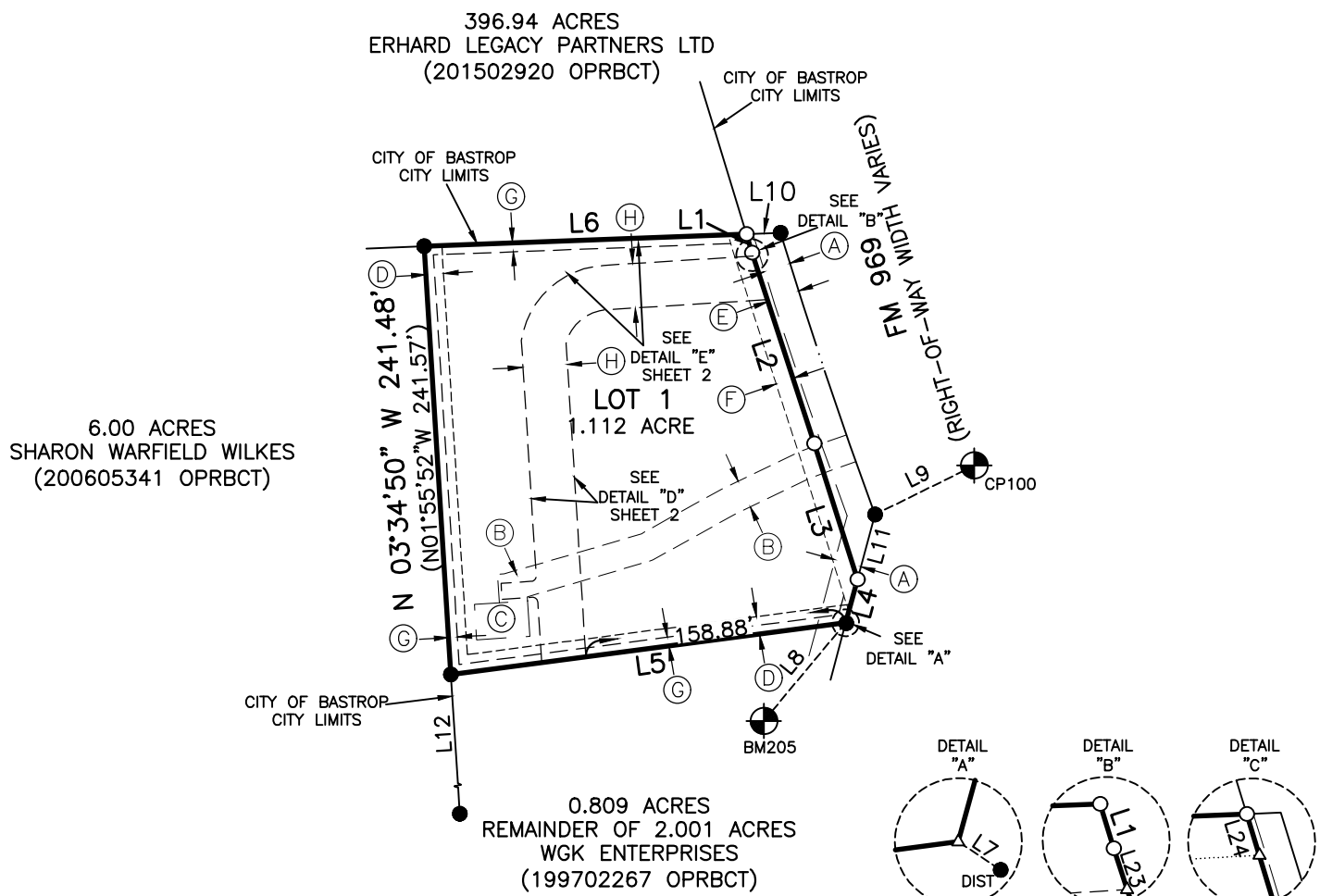
Staff recommends the Planning and Zoning Commission consider and act to approve the Auto Body Shop Final Plat, being 1.19 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, as shown in Exhibit A, subject to:

1. Recording of the fiscal guarantee for public improvements
2. Compliance with all city-approved Public Improvement Plan requirements

ATTACHMENTS:

- Exhibit A: Auto Repair Shop Final Plat
- Attachment 1: Auto Repair Shop Location Map

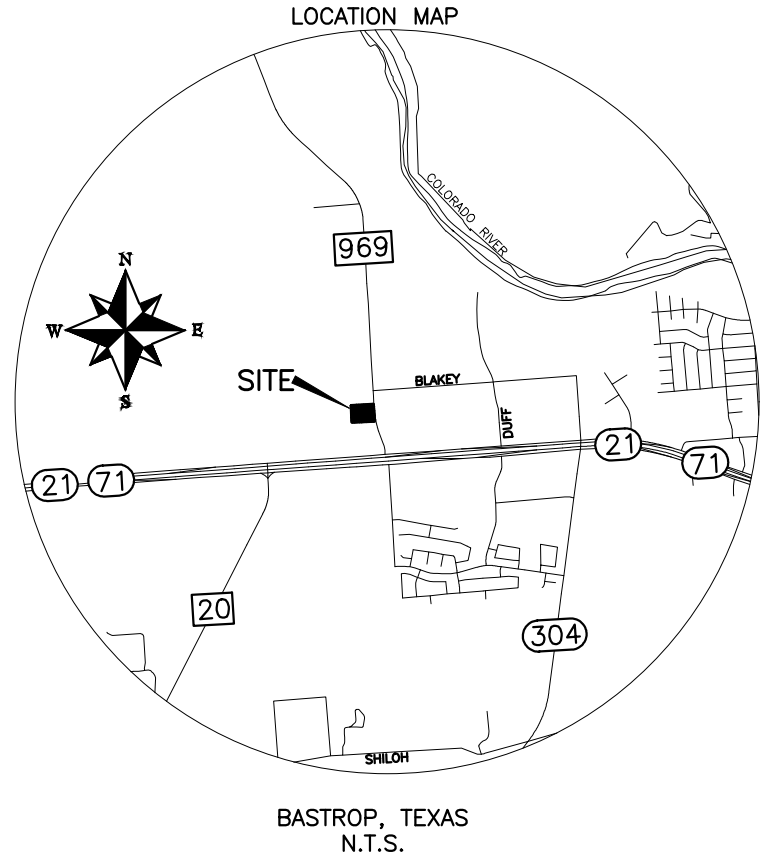
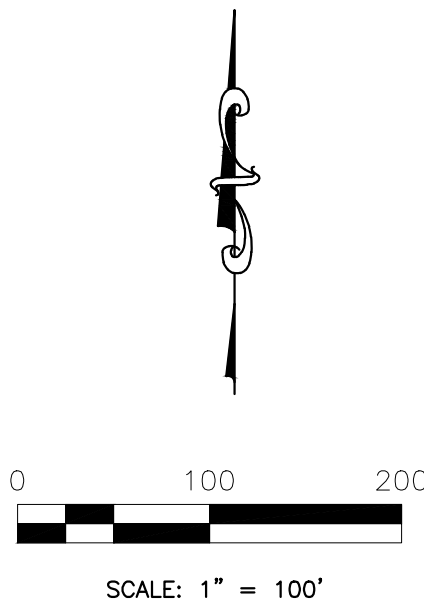
CLASSEN AUTO CENTER SUBDIVISION
1.112 ACRES, MORE OR LESS
NANCY BLAKE SURVEY,
ABSTRACT 98,
BASTROP COUNTY, TEXAS



LEGEND	
OPRBCT	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP SET
●	1/2" REBAR FOUND DISTURBED
●	CONTROL POINT/BENCHMARK LOCATION
()	RECORD INFORMATION
△	CALCULATED POINT
—	BOUNDARY LINE
- - -	EASEMENT LINE
.....	EASEMENT LINE

EASEMENT LEGEND

- A. PERMANENT EASEMENT AND RIGHT-OF-WAY PER VOLUME 804, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
- B. ACCESS AND UTILITY EASEMENT PER DOCUMENT NO. 2000165599 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
TO BE VACATED PER THIS PLAT
- C. PCS SITE AGREEMENT PER DOCUMENT 2000165599 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
- D. 10' DRAINAGE EASEMENT DEDICATED PER THIS PLAT.
- E. 0.080 ACRES DEDICATED FOR RIGHT-OF-WAY PER THIS PLAT.
- F. 10' PUBLIC UTILITY EASEMENT DEDICATED PER THIS PLAT.
- G. 5' PUBLIC UTILITY EASEMENT DEDICATED PER THIS PLAT.
- H. ACCESS & UTILITY EASEMENT DEDICATED PER THIS PLAT (SEE DETAIL "E" ON SHEET 2)



PLAT NOTES

- THIS SUBDIVISION IS LOCATED IN THE CITY LIMITS OF BASTROP, TEXAS.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48021C0355F DATED MAY 09, 2023, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011) EPOCH 2010, TEXAS CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
- THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 SHOWN HEREON.
- PLAT INFORMATION:
TOTAL NUMBER OF LOTS: LOT 1 - 1.112 AC.
- REFERENCE BENCHMARK NO. 205
DESCRIPTION: COTTON SPINDLE WITH "SURE SHOTT CONTROL" WASHER
ELEVATION: 428.48' NAVD88, GEOID 18.
- SURFACE TO GRID FACTOR OF 0.99997000
- WATER SERVICE IS PROVIDED BY AQUA WATER CO.
- WASTEWATER SERVICE IS PROVIDED BY CITY OF BASTROP.
- ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE. (REQUIRED WIDTH ADJACENT TO ROW IN BP&L SERVICE AREA SUBJECT TO BP&L FINAL APPROVAL.)
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	67.63'	62.59'	S 47°39'23" W	77°29'43"
C2	3.00'	4.71'	4.24'	S 41°23'32" W	89°58'35"
C3	3.00'	4.71'	4.24'	S 48°36'28" E	90°01'25"
C4	25.00'	31.54'	29.49'	N 50°15'50" E	72°16'49"

LINE	BEARING	DISTANCE	(RECORD)
L1	S 17°00'17" E	10.92'	
L2	S 18°02'20" E	112.98'	
L3	S 17°35'35" E	80.22'	(S 15°13'11" W 63.14')
L4	S 15°13'11" W	25.22'	(S 82°31'22" W 224.02')
L5	S 82°31'22" W	224.03'	(S 82°31'22" W 224.02')
L6	N 87°50'18" E	181.52'	(N 87°50'18" E 200.64')
L7	S 56°13'49" E	0.43'	
L8	N 39°47'50" E	71.93'	
L9	N 63°42'56" E	62.28'	
L10	N 87°50'18" E	19.13'	
L11	N 15°13'11" E	37.92'	
L12	S 03°41'29" E	175.21'	
L13	S 86°24'15" W	84.31'	
L14	S 03°35'45" E	132.73'	
L15	S 86°22'50" W	17.00'	
L16	S 03°35'45" E	9.00'	
L17	N 86°22'50" E	17.00'	
L18	S 03°35'45" E	34.04'	
L19	N 82°31'22" E	25.06'	
L20	N 03°35'45" W	176.85'	
L21	N 86°24'15" E	90.75'	
L22	N 18°02'20" W	25.82'	
L23	N 18°02'20" W	1.96'	
L24	N 17°00'17" W	1.03'	

CONTROL/BEARING BASIS INFORMATION

THIS IS A GRID DRAWING; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF 1.000030

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011) EPOCH 2010, CENTRAL ZONE, BASED SURE SHOTT CONTROL POINT 100 (CP100).

1/2" IRON ROD WITH PLASTIC CAP STAMPED "SURE SHOTT CONTROL"

TEXAS STATE PLANE COORDINATES:
N 10017070.24
E 3235205.95
EL 413.35

BENCHMARK INFORMATION:

BM #205: COTTON SPINDLE WITH "SURE SHOTT CONTROL" WASHER SET IN THE SPLIT IN THE DRIVE FOR ALIBER AUTO GLASS, +/- 72' SOUTHWEST OF THE MOST SOUTHERN CORNER OF THE SUBJECT TRACT

ELEVATION = 428.48'
VERTICAL DATUM: NAVD 88, (GEOID 18)

SURVEYOR:
SURE SHOTT SITE SOLUTIONS
P.O. BOX 767
MCQUEENEY, TEXAS 78123
PH: (512) 563-4030
CONTACT: MARK R. PAULSON, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194784

CIVIL ENGINEER:
SOUTHWEST ENGINEERS, LLC
702 MAIN STREET, #101
BASTROP, TEXAS 78602
PH: 512-985-9759 ext 329
CONTACT: JUAN CARLOS LOZANO, P.E.

OWNER/DEVELOPER:
STEVEN CLASSEN
215 FARMERS ROAD
MAXWELL, TX. 78656
PH: 512-750-6402

ADDRESS: 118 FM 969

JOB NUMBER: 1122-001

CLIENT: CLASSEN

DATE: 07/29/2025

FIELD CREW: Z.BEDARD

OFFICE: IAS

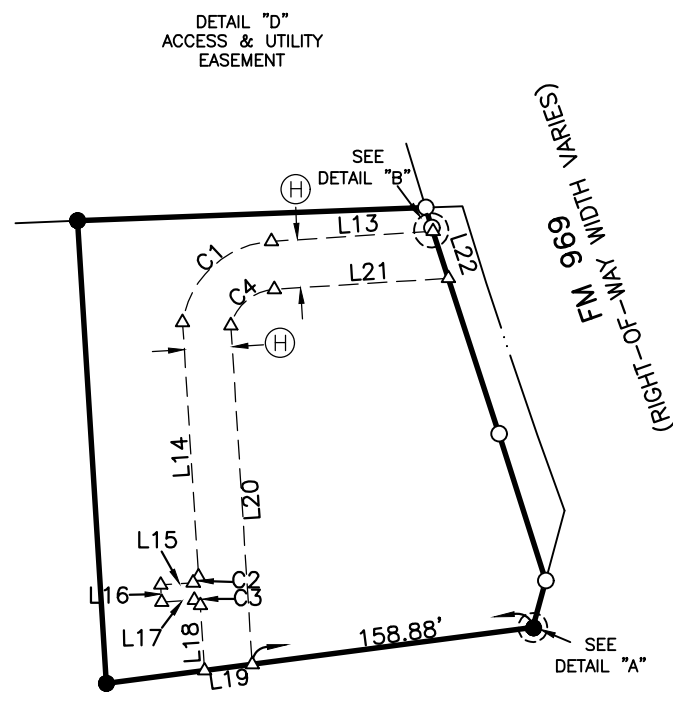
FB/PG: 3-2/25

CLASSEN AUTO CENTER SUBDIVISION
1.112 ACRES, MORE OR LESS
NANCY BLAKE SURVEY,
ABSTRACT 98,
BASTROP COUNTY, TEXAS

BASTROP COUNTY, TEXAS



CLASSEN AUTO CENTER SUBDIVISION
1.112 ACRES, MORE OR LESS
NANCY BLAKE SURVEY,
ABSTRACT 98,
BASTROP COUNTY, TEXAS



LEGEND

OPBRCB OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

○ 1/2" REBAR FOUND (OR AS NOTED)

○ 1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP SET

⊙ DIST 1/2" REBAR FOUND DISTURBED

⊙ CONTROL POINT/BENCHMARK LOCATION

() RECORD INFORMATION

△ CALCULATED POINT

—— BOUNDARY LINE

----- EASEMENT LINE

..... EASEMENT LINE

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THE PRESENTS:

THAT, STEVEN CLASSEN, OF, THAT CERTAIN 1,112 ACRES OF LAND SITUATED IN NANCY BLAKE SURVEY, COUNTY, TEXAS, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1,192 ACRE TRACT OF LAND, CONVEYED TO AFORESAID STEVEN CLASSEN BY DEED DATED MAY 16, 2006 AND RECORDED IN PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY CONSENT TO THE PLAT OF SAID 1,112 ACRES AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CONSENT TO DEDICATE TO THE CITY OF BASTROP, TEXAS, ALL RIGHTS, CLAIMS, INTERESTS, EASEMENTS AND CONVEYANCES AND ALL RIGHTS AND CLAIMS OF THE CITY OF BASTROP MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS: "CLASSEN AUTO CENTER SUBDIVISION" WITNESS MY HAND THIS _____ DAY OF _____, 20____ A.D.

SURVEYOR'S CERTIFICATION:

I, MARK R. PAULSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY UNDER MY SUPERVISION ON THE GROUND AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

MARK R. PAULSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 2099



07/30/2025
DATE

BY: _____
STEVEN CLASSEN, OWNER
215 FARMERS ROAD
MAXWELL, TX. 78656

DATE _____

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, STEVEN CLASSEN, OWNER, KNOW TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D.,
20_____.

NOTARY PUBLIC , STATE OF TEXAS,

NOTARY REGISTRATION NUMBER

PRINTED NAME _____

MY COMMISSION EXPIRES _____

CITY OF BASTROP §
CERTIFICATE OF APPROVAL §

APPROVED THIS _____ OF _____, _____, A.D. BY THE PLANNING & ZONING
COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED:

PLANNING & ZONING COMMISSION CHAIRPERSON

DATE _____

ATTEST:

CITY SECRETARY

DATE _____

STATE OF TEXAS §
COUNTY OF BASTROP §

I, _____, COUNTY CLERK OF BASTROP COUNTY, TEXAS, CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET, PAGE, _____.

FILED FOR RECORD ON THE ____ DAY OF _____, _____, A.D.

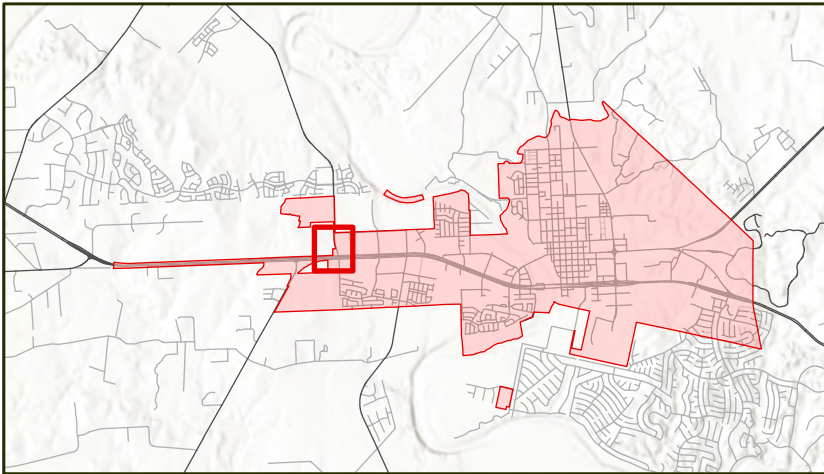
DEPUTY

COUNTY CLERK, BASTROP COUNTY, TEXAS



Attachment 1
Location Map

PID 78667



3/10/2025

0 125 250 375 500 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.



STAFF REPORT

MEETING DATE: September 25, 2025

TITLE:

Conduct a public hearing, consider and act on making a recommendation to the City Council to amend the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code by changing the P1 Nature Place Type to P1 Parks and Open Space, and adopting new and revised code provisions in relation to the P1 Parks and Open Space Place Type and Civic Space; and move to include on the October 21, 2025 City Council meeting agenda for a first reading.

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 the P1 Parks and Open Space Place Type and to adopt 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.

These proposed changes are also in alignment with the vision set forth in the City of Bastrop Comprehensive Plan which was adopted in 2016, and then updated in 2025.

On August 28, 2025, a workshop was held with the Planning and Zoning Commission to discuss the amendments. After discussing the proposed edits, the Planning and Zoning Commission directed Staff to bring back the proposed changes to the next available Planning and Zoning Commission for a formal recommendation to the City Council.

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:

Making a recommendation to the City Council to approve amending the Bastrop Code of Ordinances, Chapter 14, Bastrop Building Block (B3) Code by changing the P1 Nature Place Type to P1 Parks and Open Space, and adopting new and revised code provisions in relation to the P1 Parks and Open Space Place Type and Civic Space; and move to include on the October 21, 2025 City Council meeting agenda for a first reading.

ATTACHMENTS:

1. Ordinance No. 2025-73
2. Exhibit A: Bastrop Building Block (B3) Code Changes

ORDINANCE NO. 2025-73

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES, CHAPTER 14, BASTROP BUILDING BLOCK (B3) CODE, BY CHANGING THE P1 NATURE PLACE TYPE TO P1 PARKS AND OPEN SPACE PLACE TYPE AND ADOPT NEW AND REVISED CODE PROVISIONS IN RELATION TO THE P1 PARKS AND OPEN SPACE PLACE TYPE AND CIVIC SPACE; 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, these amendments seek to amend the P1-Nature Place Type in the Bastrop Building Block B3 Code to become the P1-Parks and Open Space Place Type, to amend the standards and criteria for Civic Space, and to adopt relevant code changes to facilitate this change, as listed in Exhibit A; and

WHEREAS, these amendments are in alignment with the Bastrop Comprehensive Plan, which was adopted in 2016, and then updated in 2025, and the Bastrop Code of Ordinances, Chapter 10 Parkland Dedication and Park Enrichment Fund which was adopted in 2025; and

WHEREAS, the City Council finds 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. Findings of Fact. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Amendment To Bastrop Building Block Code (B3). 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. Repealer.** 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. Codification.** The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.
- Section 6. Effective Date.** This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.
- Section 7. Proper Notice and Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signature Page to Follow]

READ & ACKNOWLEDGED on First Reading on this the 21st day of October 2025.

READ & ADOPTED on Second Reading on this the 4th day of November 2025.

APPROVED:

by: _____
Ishmael Haris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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



EXHIBIT A

Item 3D.

	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

INTRODUCTION

16 of 270

EXHIBIT A

Item 3D.

	P1	P2	P3	P4	P5	EC
POCKET PARK	NP	NP	P	P	P	P

BLANK= BY WARRANT P = PERMITTED NP = NOT PERMITTED

EXHIBIT A

Item 3D.

	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	NP	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

B³CODE 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 Nature	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 B³ 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

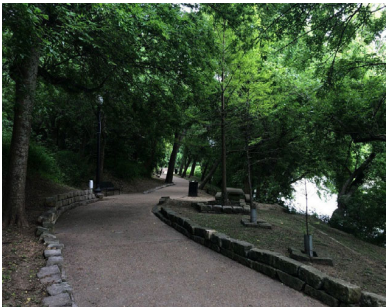
Plat: Certain Subdivisions; Section 212.015 – Additional Requirements for Certain Replats.

- (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 B³ 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 [Nature 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](#),s and limited agriculture uses.

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- Nature <u>Parks and Open Space</u>	Varies
P2- Rural	Varies
P3 - Neighborhood	10-35%
P4 - Mix	25-75%
P5 - Core	5 - 20%
CS – Civic Space	10% <u>preferred Min.</u>
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. Unless otherwise provided by the PD ordinance, a site appropriate area or areas within the entire PD District shall be devoted to open space. Open space for PD districts may be satisfied by space that can be classified as public, such as a central gathering space, or by a combination of public and private open space. Open space requirements specified in this subsection are in addition to the city's general requirements for landscaping and buffering. Public open space shall be dedicated to the city. 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.~~

~~(1)(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.

~~(2)~~ Open space allocation and preservation. Open space requirements shall be satisfied for each phase of a multi-phased development, or in accordance with the controlling land use plan for the PDD. 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.

(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.

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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 ~~Nature~~Parks and Open Space and/or P2 Rural Place Types.

~~(d) The dedicated P1 lands shall~~ 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, and instead would like the land

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EXHIBIT A

Item 3D.

[to be used for public open space.](#)

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~~(d)~~(e) Areas not considered Civic or Open Space:

- (1) The area of any Street right-of-way proposed to be dedicated to the public.
- (2) Any submerged land area.

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 is the dedication of lands for 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).

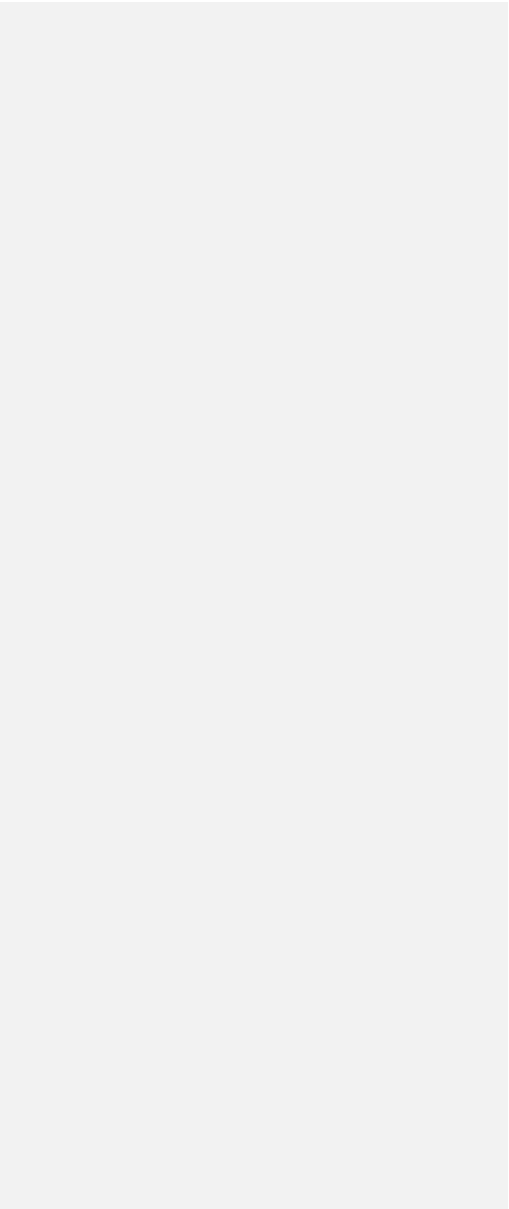
(b) Civic Space shall conform to specifications within the B3 Development Table, 7.5.002 Criteria, and 7.5.004 Civic Space Table.

(b) The DRC will review surrounding existing and/or entitled developments to determine if Civic Space dedication is necessary to fulfill the intent of a Pedestrian Shed.

(1) Civic Space Sites are permanently dedicated for public activities.

(2) Parking for Civic Spaces shall be approved by the DRC. Civic parking lots may remain unpaved if graded, compacted and landscaped.

~~(3) Civic Space shall conform with specifications on 7.5.004 Civic Space Table.~~



~~(4) Where the DRC determines it to be feasible, land along floodplains, tributaries, and creeks, or where identified in the shall be dedicated as Civic Space.~~

SEC. 7.5.002 CRITERIA

- (a) ~~Each Pedestrian Shed shall have an assignment of~~ has the option to have at least 10% of its land area dedicated to Civic Space. 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, ~~and distributed throughout the Place Types and is subject to approval by DRC.~~
- ~~(c) Those portions of P1 that occur within a Development shall be part of the Civic Space allocation should conform to the Civic Space Standards.~~
- (1) The ~~Neighborhood Concept Scheme shall designate at least one Main Civic Space per Pedestrian Shed. The Main Civic ideal Civic Space~~ ratio is located ~~shall be~~ within 660 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location. ~~and shall be developed as a Green, Square, Park, and/or Plaza.~~

~~(2) Within 1,320 feet of every lot in Residential use, a Civic Space designed, equipped and amenities shall be provided.~~

- (d) Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the preferred 10% Civic Place Type, ~~allocation requirement by Warrant.~~
- (e) ~~The Neighborhood Regulating Plan or Zoning Concept Scheme shall designate Civic Place Types dedicated for public use within 660 feet of every Lot with a Residential use.~~ The Civic Space ~~must~~ can be active with a playground, fountains, benches, tables, and/or other public furniture to spur the gathering of people.

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SEC. 7.5.003 CIVIC BUILDINGS

~~(a) The owner shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.~~

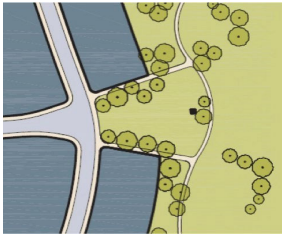
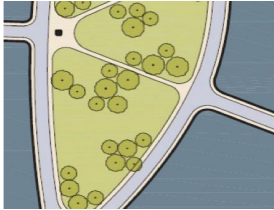
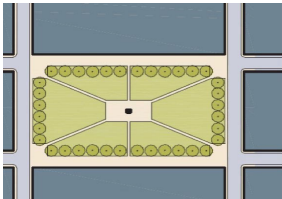
~~(b)(a)~~ Civic Lots can be reserved for a school site. The appropriate size and location of the sites shall be guided by the recommendations in the Comprehensive Plan and in collaboration with BISD. At a minimum the area shall be 1 acre for each increment of 100 Dwelling units, with a minimum of 3 acres for a school. ~~One Civic Building Lot shall 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.

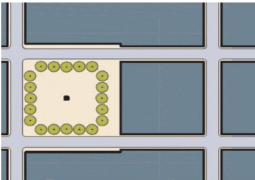
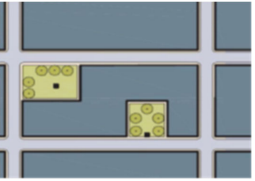

(b) ~~One~~ Civic Building Lots suitable for a childcare Building ~~shall~~ can be reserved within each Pedestrian Shed. The owner or a homeowners' association or other community group may organize, fund and construct an appropriate Building as the need arises.

(c) Civic Building Sites shall not occupy more than 20% of the area of each Pedestrian Shed.

(d) Civic Building Sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.






SEC. 7.5.004 CIVIC SPACE TABLE

		P1	P2	P3	P4	P5	DESCRIPTION
							N
PRIVATE PARK		NPP	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	DESCRIPTI ON
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>
<u>PRIVATE</u> 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 B³ 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 [dedicated](#) 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 [dedicated](#) 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.

Nonconforming Sign shall mean a Sign lawfully in existence on the date the provisions of this Code are adopted that do not conform to the provisions of this Code, but were in compliance with the applicable Standards at the time they were constructed, erected, affixed, or maintained.

Non-contributing Structure shall mean a Structure within a designated local Historic District that is not considered to be of historical significance or which does not possess significant physical features, historical associations, or historical architectural qualities.

Nonresidential shall mean a property used for purposes other than to Residential.

Off-Premise Sign shall mean any Commercial Sign that advertises a Business, person, or activity involving the sale, lease, or rent of goods, products, real property, or services not located on the property where the Sign is installed, or that directs persons to a location other than the property where the Sign is located. Also, commonly referred to as a billboard.

Open Space shall mean land intended to remain undeveloped; ~~it may be for Civic Space,~~ left natural or integrate trials or other activities.

Ordinary Maintenance shall mean activities relating to a property that would be considered ordinary or common for maintaining the property, such as a) repair using the same material and design as the original and does not require structural modifications; b) repainting; c) reroofing, using the same type; or d) repair of sidewalks and driveways.

OSSF shall mean on-site sewage facility, commonly referred to as septic systems, whether of a traditional or "engineered" design.

Outdoor Display Case shall mean a Structure containing other items, storing products, or serving another purpose related to the Business. It includes a Vending Machine or an automated teller machine.

Outdoor Lighting shall mean temporary or permanent Lighting that is installed, located, or used in such a manner to cause light rays to shine outdoors. Nonresidential fixtures installed indoors causing light to shine outside are considered Outdoor Lighting for the intent of this article. (See Figure B), Residential fixtures installed indoors generating more than 6,200 lumens (approximately equal to a 300 watt incandescent bulb) that cause light to shine outside are also considered Outdoor Lighting for the intent of this article.

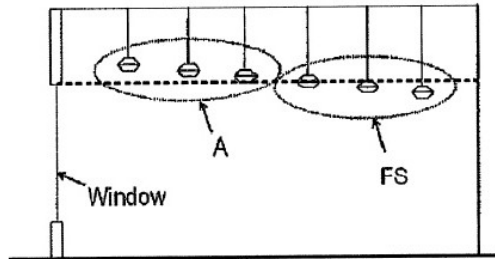


Figure B

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 open Civic Space type space that is a natural preserve 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.

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STAFF REPORT

MEETING DATE: September 25, 2025

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

Consider and act on a recommendation to the City Council 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 and move to include on the October 21, 2025 City Council Agenda for a first reading.

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.

The Planning and Zoning Commission held a workshop on August 28, 2025 to consider and provide feedback on the proposed amendments. No additional comments or recommendations were made, and the Planning Commission was in agreement with the proposed amendments.

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 City Council 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 and move to include in the October 21, 2025 City Council agenda for a first reading.

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.

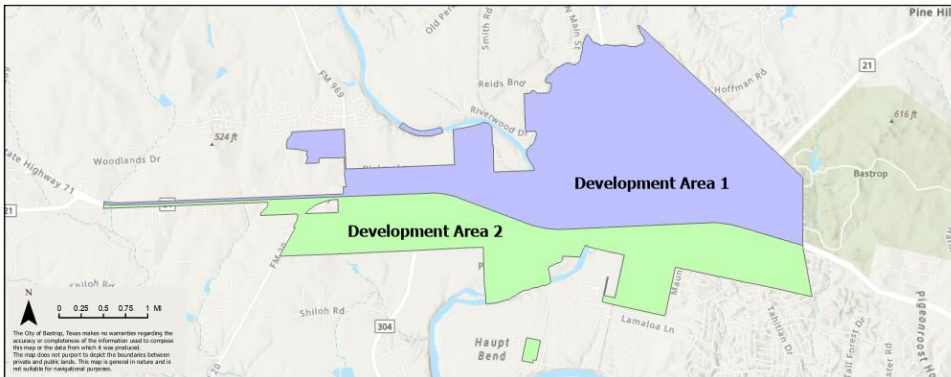
SECTION 10.01.007 PARK DEVELOPMENT FUND (FEE IN LIEU OF DEDICATION).

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

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.



STAFF REPORT

MEETING DATE: September 25, 2025

TITLE:

Conduct a Public Hearing and consider and act on a recommendation to City Council for a request for an amendment to the Comprehensive Plan to change the Future Land Use designation from Neighborhood Residential to Residential Mixed Density for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas, and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

AGENDA ITEM SUBMITTED BY:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	1005 Pecan Street, Bastrop TX
Total Acreage:	0.431 acres
Acreage Rezoned:	0.431 acres
Legal Description:	0.431 acres out of the Building Block 12 East of Water Street

Property Owner:	RC Pecan BTX LLC
Agent Contact:	Shawn Kirpatrick/ RubiCrown Development LLC

Existing Use:	Vacant/Undeveloped
Existing Zoning:	P3 Neighborhood
Proposed Zoning:	P4 Mix
Character District:	Old Town
Current Future Land Use Designation:	Neighborhood Residential
Proposed Future Land Use Designation:	Residential Mixed Density

BACKGROUND/HISTORY:

The applicant has submitted a Zoning Concept Scheme for *Pecan Place* (Attachment 3) requesting to rezone the property from **P3 Neighborhood** to **P4 Mix** to allow for a small multifamily development. The current Future Land Use Map (FLUM) designation within the Comprehensive Plan does not support this rezoning request. Section 2.4.005, *Changes and Amendments to all Zoning Ordinances & Districts*, establishes that one of the criteria for approving a zoning change is consistency with the Comprehensive Plan. Therefore, the Future Land Use Map (FLUM) must be amended prior to consideration of the requested zoning change.

The 2036 Comprehensive Plan was adopted on November 22, 2016, with the most recent updates being in May 2025. City Council has authority to amend the Plan following public hearings when requested by an applicant or as determined appropriate by Council.

Chapter 5, Land Use & Community Image, established 10 Character Areas on the Future Land Use Map that area used as the guiding document to determine changes to the zoning map and implementation development through the Bastrop Building Block (B³) Code standards. The 2036 Comprehensive Plan is available here: https://www.cityofbastrop.org/page/plan.long_range.

The current Future Land Use designation for the property is *Neighborhood Residential*. As described in the Comprehensive Plan, this category is:

Neighborhood Residential – “Traditional single-family and low-density housing, ensuring neighborhood stability. Traditional single-family and low-density housing areas, ensuring neighborhood stability. Previously Neighborhood Residential.”

The applicant is requesting to amend the designation to *Residential Mixed Density*. As described in the Comprehensive Plan, this category is:

Residential Mixed Density – “Allows a blend of housing types (single-family, townhouses, small multifamily), promoting diverse living options. Adds the missing middle options for diverse housing choices. Previously Transitional Residential.”

The property exists within the *Old Town* Character District, as described in the B3 Code:

Old Town – “Old Town has a rich history based on the Building Block and Farm Lot configuration of the 1920 Iredell Map. The gridded downtown network is well connected, and a variety of Lot types, setbacks, and Building Types are present. Human scale and tree shaded Streets encourage comfortable multimodal connectivity to the surrounding neighborhoods, while discrete and rural-style infrastructure functions steadily.”

The subject property is currently designated *Neighborhood Residential* on the Future Land Use Map and is surrounded by similar *Neighborhood Residential* designations, with *Downtown Commercial* located nearby. The applicant is requesting a change to *Residential Mixed Density* to allow for rezoning to P4 Mix. This designation would permit a broader range of housing types and could function as a transition between the lower-density residential areas and the more intense commercial uses downtown. However, no adjacent properties are designated *Residential Mixed Density*, and approval of this request would introduce a new category in this location rather than extending an existing pattern from surrounding areas.

POLICY EXPLANATION:

Comprehensive Plan Amendments are regulated under Section 213 of the Texas Local Government Code.

Sec. 213.003. Adoption of Amendment of Comprehensive Plan

(a) A comprehensive plan may be adopted or **amended** by ordinance following:

(1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and

Public Hearings will be held on September 25, 2025 at the Planning & Zoning Commission meeting and October 21, 2025 at City Council meeting.

(2) review by the municipality's planning commission or department, if one exists.

The Planning & Zoning Commission will review and make a recommendation to City Council at their September 25, 2025 meeting.

(b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

Amendments to the Comprehensive Plan are adopted by ordinance following the requirements of the City Charter.

Public Hearings will be held on September 25, 2025 at the Planning & Zoning Commission meeting and October 21, 2025 at the City Council meeting.

A published notice was placed in the Bastrop Advertiser on September 10th, and mailed notices were sent to property owners within 200 feet of the property. At the time of this report, no public comments have been received.

RECOMMENDATION:

Consider and act on a recommendation to the City Council to deny the request for an amendment to the Comprehensive Plan to change the Future Land Use designation from Neighborhood Residential to Residential Mixed Density for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas due to the recent updates to the Future Land Use Map made to address community input and desired development in the area; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Existing Future Land Use Map
- Attachment 3 – Pecan Place Zoning Concept Scheme



1005 Pecan St.



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.

Legend

Future Land Use

- Corridor Commercial
- Downtown Commercial
- Industrial
- Mixed-Use Corridor Commercial
- Neighborhood Commercial
- Neighborhood Residential
- Parks and Open Space
- Residential Conservation/Estate
- Residential Mixed Density










- Statutory ETJ
- City Limits
- State Highway System
- Primary Multimodal Street
- Railroads
- Roadways
- Creeks
- Bodies of Water



BASTROP LAND USE CATEGORIES: GENERAL DESCRIPTIONS

Figure 5.7, Future Land Use Map (2025) on page 5-10, illustrates nine land use categories within which certain types of building and site development should be promoted, and/or natural features preserved. Bastrop's Land Use Categories are described below.

FIGURE 5.6. FUTURE LAND USE CATEGORIES

NEW LAND USE CATEGORIES		DESCRIPTION	NOTABLE CHANGES FROM 2016 FRAMEWORK
	Parks and Open Space	Covers parks, greenways, conservation areas, and recreational lands.	No changes.
	Residential Conservation/ Estate	Protects low-density, large-lot residential areas, often with environmental or rural character considerations.	Stronger focus on conservation while still allowing large-lot residential development. <i>Previously Rural Residential.</i>
	Neighborhood Residential	Traditional single-family and low-density housing, ensuring neighborhood stability.	Traditional single-family and low-density housing areas, ensuring neighborhood stability. <i>Previously Neighborhood Residential.</i>
	Residential Mixed Density	Allows a blend of housing types (single-family, townhouses, small multifamily), promoting diverse living options.	Adds the missing middle options for diverse housing choices. <i>Previously Transitional Residential.</i>
	Neighborhood Commercial	Small-scale, neighborhood-friendly retail and services integrated within or adjacent to residential areas.	Emphasis on walkability, local-serving retail, and small-scale office uses. <i>Previously General Commercial.</i>
	Mixed-Use Corridor Commercial	A pedestrian-friendly mid-scale commercial designation that supports retail, office, service, and public/institutional uses with optional residential above.	Incorporates professional services, supports live work options to support employment centers. <i>Previously General Commercial and Public and Institutional.</i>
	Corridor Commercial	Auto-oriented retail, larger-scale commercial, and mixed-use developments along major roadways.	Targeted approach along main highway corridors. <i>Previously General Commercial.</i>
	Downtown Commercial	A special area in downtown that is historic, with mixed-uses.	A more defined area within downtown where commercial, cultural, and mixed-use activities are concentrated.
	Industrial	Areas focused on job-generating uses such as business parks, office campuses, and industrial facilities.	Areas focused on job-generating uses such as manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities. <i>Previously Industry.</i>

PARKS AND OPEN SPACE

MAP LEGEND:
 (Page 5-8)



The Parks and Open Space land use category should be applied to all tracts of substantial size designated for recreational use or conservation.



Parks and open spaces of smaller size may be incorporated into residential, commercial, and mixed-use character areas.

INTENT AND CHARACTER

The Parks and Open Space land use category incorporates public park land, trails, and open space, as well as privately owned areas that have been set aside for the protection of natural resources, or for the common use and enjoyment of their users. These areas provide balance of active and passive recreation areas, undeveloped land, conservation lands, and community gathering spaces.

DEVELOPMENT INTENSITY

- Development in these areas should prioritize preserving open space while allowing for recreational and community-oriented uses.
- Community parks with high visitor activity, such as sports complexes, should be located along collector or arterial roadways for adequate access.
- Park infrastructure should complement the surrounding character.
- Regional parks should emphasize natural landscapes with minimal built features.

APPROPRIATE LAND USES

Commercial: Limited appropriateness within parks and open spaces but highly appropriate adjacent to trails and community parks to encourage retail activation or recreational amenities such as cafés, bike shops/rentals, or visitor centers. Any commercial uses within parks should be small-scale and directly supportive of recreational functions.

Residential: Highly appropriate nearby to maximize access to parks and trails. Residential developments should include safe, well-connected pedestrian and bicycle routes to open spaces. Higher-density residential developments are particularly suitable adjacent to major parks and trail corridors to support active use.

Industrial: Limited appropriateness—not suitable within parks and greenways but may exist adjacent to open spaces with strict buffering requirements to minimize noise, visual, and environmental impacts. Parks and trails near industrial zones should incorporate landscaped buffers, sound barriers, and access controls to maintain recreational quality.

Institutional: Highly appropriate, particularly for public parkland, nature centers, schools, and community facilities that integrate educational, cultural, or recreational functions. Private land with public access easements can contribute to greenway systems, expanding connectivity.

Other: Parks, open spaces, and trails may incorporate storm water management facilities from adjacent developments, but these should be designed as naturalized features that enhance aesthetics, support biodiversity, and maintain public access.

Features like detention ponds, bioswales, or wetlands should be integrated seamlessly into park landscapes.

GUIDANCE AND INTERPRETATION

- **Connectivity and Access:** Parks and open spaces should be easily accessible and visually connected to surrounding land uses. Avoid placing parks in isolated or leftover parcels with limited accessibility.
- **Buffering and Compatibility:** Use natural buffers, such as tree plantings, to minimize conflicts between active recreation areas and adjacent land uses.
- **Integration with Natural Features:** Floodplains and trail corridors should be prioritized for conservation and multi-use trail development.
- **Mobility and Safety:** Enhance pedestrian and bicycle accessibility near parks with wider sidewalks, crosswalks, and traffic calming measures.
- **Storm water Design:** Storm water facilities within greenways should complement the natural environment and maintain public access where feasible.

B3 CODE CONSIDERATIONS

Applies mostly to: P1 (Natural), P2 (Rural), and some P3 (Neighborhood)

- Encourage Park Dedications in Place Types by requiring or incentivizing developers to dedicate land or fees-in-lieu for parks in new residential or mixed-use projects. Priorities may include:
 - Eight (8) Pocket Parks to serve middle and higher density areas (P3)
 - Three (3) Neighborhood Parks to meet local recreation needs (P1, P2)
 - Four (4) Community Parks to support larger gatherings and events (P1, P2)
- Create a park and green space development checklist for new developments to ensure all parks meet the city's recreational and aesthetic standards.

RESIDENTIAL CONSERVATION/ESTATE

MAP LEGEND:
 (Page 5-8)



Rural residential land use categories are intended to promote development that is compatible with agriculture, ranching, and other rural land uses.



INTENT AND CHARACTER

The Residential Conservation/Estate category is intended to preserve rural character while allowing for low-density residential development. These areas typically feature large-lot single-family homes, estate housing, or conservation subdivisions that integrate open space, agricultural land, and natural features. The intent is to minimize environmental impact, maintain scenic landscapes, and provide a transition between urban development and rural areas.



DEVELOPMENT INTENSITY

RESIDENTIAL DEVELOPMENT

- Low-density residential development with lot sizes generally ranging from 1 to 5 acres or larger.
- Conservation subdivisions may allow for clustered housing to preserve open space.
- Minimal infrastructure requirements, with some areas relying on private wells and septic system.



Rural residential development patterns should incorporate preserved open space and productive agricultural/pasture lands.

NON-RESIDENTIAL DEVELOPMENT

- Non-residential uses should be low in intensity, small in scale, and rural in form.
- Low-intensity uses may include a singular structure.
- Medium to high-density commercial development characterized by urban or suburban development patterns (e.g., shopping centers or retail nodes) are not recommended and should be directed to areas of mixed-use activity where infrastructure is in place to support higher-density development.

B3 CODE CONSIDERATIONS

Applies mostly to: P1 (Natural), P2 (Rural)

- Integrate specific provisions into the B3 Code for rural preservation zones, limiting higher-density development in these areas and ensuring smooth transitions from urban to rural areas.
- Encourage gradual transitions in density to preserve Bastrop's rural and open spaces while supporting appropriate growth.

APPROPRIATE LAND USES

Commercial: Limited to low-intensity uses, such as equestrian facilities, bed and breakfasts, or agricultural-related retail that complement the rural character. Higher-intensity commercial uses such as multi-tenant, large-footprint buildings or any use that generates significant traffic or infrastructure demand are not appropriate.

Residential: Primary land use, including estate homes, large-lot single-family housing, and conservation subdivisions.

Industrial: Limited appropriateness, not suitable within parks and greenways but may exist adjacent to open spaces with strict buffering requirements to minimize noise, visual, and environmental impacts. Parks and trails near industrial zones should incorporate landscaped buffers, sound barriers, and access controls to maintain recreational quality.

Institutional: Schools, churches, and community-serving facilities may be appropriate but should blend with the rural aesthetic and minimize impacts on surrounding properties.

Agricultural and Open Space: Includes working lands, conservation areas, and natural buffers that enhance the rural landscape and limit conflicts between residential and agricultural uses.

GUIDANCE AND INTERPRETATION

- **Agricultural Compatibility:** Some lands within this category may continue to support farming, ranching, or agricultural operations, which can lead to nuisances such as noise, dust, and odors. To reduce conflicts, barns, pens, and storage facilities should be located as far from property lines as feasible. Future residents should be aware of Right-to-Farm protections that may limit nuisance complaints against existing agricultural operations.
- **Environmental Considerations:** Development should respect natural topography, water resources, and tree coverage. Conservation subdivisions should prioritize open space preservation and wildlife corridors.
- **Infrastructure and Access:** Roads and utilities should be designed to fit rural development patterns, with an emphasis on private drives, shared access points, and minimal street lighting to maintain the dark-sky environment.
- **Transitions to Urban Areas:** Where these areas border higher-intensity development, appropriate buffering and screening should be used to maintain the rural character and reduce conflicts.

NEIGHBORHOOD RESIDENTIAL

MAP LEGEND:
 (Page 5-8)



Future Neighborhood Residential development should incorporate building, site, and streetscape characteristics that enhance visual interest.



Examples of detached, single family homes.

INTENT AND CHARACTER

The Neighborhood Residential category is intended to support a variety of single-family housing options in a suburban setting with well-planned streets, green spaces, and community amenities. These areas provide a balance between residential development, open space, and connectivity, creating stable, long-term neighborhoods that foster a strong sense of community.

Development should preserve natural features where possible and encourage thoughtful transitions adjacent land uses, ensuring that new development is compatible with the surrounding character.

DEVELOPMENT INTENSITY

- Primarily single-family detached housing on a minimum lot size of 1/3 of an acre.
- Typical residential densities range from four to six units per acre (exclusive of ADUs) depending on infrastructure capacity, road access, and adjacent land uses.
- Development should integrate curvilinear or grid street layouts with sidewalks and trails to provide safe, accessible connections.

B3 CODE CONSIDERATIONS

Applies mostly to: P3 (Neighborhood)

- Introduce design standards and guidelines that limit urban-style features in neighborhoods with established low-density character.
- Establish transition zones between higher-density and low-density areas to preserve the small-town feel while accommodating growth.
- Create new overlay districts for mixed-use and multi-family developments in areas that can accommodate them without disrupting residential or commercial areas.

APPROPRIATE LAND USES

Residential: Predominantly single-family detached housing, with limited options for alternative single-family where appropriate (e.g., cottage homes, ADUs)

Commercial: Not appropriate.

Industrial: Not appropriate.

Institutional: Schools, places of worship, and community facilities are encouraged when designed to blend with the surrounding residential character.

Parks and Open Space: Parks, greenways, and storm water integrated open spaces should be incorporated to provide recreation and natural preservation opportunities.

GUIDANCE AND INTERPRETATION

- **Neighborhood Connectivity:** Streets should support efficient vehicular circulation while ensuring safe pedestrian access to parks, trails, and community spaces.
- **Transitions Between Uses:** Where residential areas meet other land uses, appropriate buffering, landscaping, and density transitions should ensure compatibility.
- **Green Space Integration:** Parks, open spaces, and natural buffers should be incorporated, especially near floodplains, drainage corridors, and environmentally sensitive areas.

- **Infrastructure Considerations:** New development must account for adequate road access, utility capacity, and storm water management to avoid negative impacts on existing neighborhoods.
- **Preservation of Character:** Design standards should maintain neighborhood identity by encouraging consistent setbacks, architectural styles, and landscaping while allowing for some housing variety.
- **Established vs. New Neighborhoods:** Traditional neighborhoods tend to have lower densities and uniform housing types, whereas newer developments may incorporate greater housing diversity at slightly higher densities. When new neighborhoods are adjacent to established ones, careful consideration should be given to:
 - Density transitions – Gradual shifts in lot sizes and housing types to ensure compatibility.
 - Mobility impacts – Sidewalks, trails, and traffic-calming measures to enhance connectivity.
 - Design consistency – Architectural and landscaping elements that respect existing neighborhood character.

RESIDENTIAL MIXED DENSITY

MAP LEGEND:
 (Page 5-8)



Proposed Residential Mix-Use Development parameters should improve the compatibility of mixed housing types and densities.



Examples of multifamily housing including duplexes and four-plexes.

INTENT AND CHARACTER

The Residential Mixed Density category supports a variety of housing types, including single-family homes, townhouses, and small-scale multifamily developments. This designation encourages diverse living options and accommodates a range of household needs while maintaining compatibility with surrounding residential areas. It was previously referred to as Transitional Residential and serves as an important “missing middle” housing option.

Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Residential Mixed Density uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential, Neighborhood Commercial, or Mix-Use Corridor Commercial. Likewise, Residential Mixed Density may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

DEVELOPMENT INTENSITY

- Moderate density, with a mix of detached and attached housing options.
- Designed to provide seamless transitions between lower-density neighborhoods and higher-intensity residential or mixed-use areas.
- Provides walkability and connectivity to nearby amenities, parks, and services.

B3 CODE CONSIDERATIONS

Applies mostly to: P4 (Neighborhood), contextually in P3 (Mix) or P5 (Core) depending on the surroundings.

- **Neighborhood Compatibility:** Transitions should be carefully managed to respect adjacent lower-density residential areas through setbacks, height limits, and buffering.

APPROPRIATE LAND USES

Residential: Single-family homes, townhouses, duplexes, triplexes, small-scale multifamily (e.g., garden-style apartments or four-plexes).

Commercial: Not recommended. Live-work units may be considered, if compatible with the neighborhood.

Institutional: Schools, places of worship, and community facilities that support neighborhood life.

Parks and Open Space: Pocket parks, greenways, and shared community amenities to provide recreational opportunities and natural buffers.

GUIDANCE AND INTERPRETATION

- **Neighborhood Compatibility:** Transitions should be carefully managed to respect adjacent lower-density residential areas through setbacks, height limits, and buffering.
- **Connectivity and Walkability:** Developments should integrate sidewalks, trails, and pedestrian connections to encourage walkability and access to services.
- **Design and Scale:** Housing types should be appropriately scaled to fit within the surrounding neighborhood context, avoiding abrupt shifts in density.
- **Housing Diversity:** Encourages a mix of housing types to support a range of incomes, ages, and household sizes.
- **Infrastructure Considerations:** Adequate transportation, utilities, and storm water management should be planned to accommodate increased density without

NEIGHBORHOOD COMMERCIAL

MAP LEGEND:
 (Page 5-8)



New Neighborhood Commercial uses should be designed to provide better transitions between residential areas and high-intensity land uses.



Neighborhood commercial development is small in scale and serves surrounding residents - even if aesthetic improvements are warranted.

INTENT AND CHARACTER

Neighborhood Commercial areas provide small-scale, pedestrian-friendly retail and service options that support nearby residential neighborhoods. These areas are designed to be local-serving and easily accessible, fostering walkability and convenience while maintaining compatibility with surrounding residential development. This designation was previously in General Commercial but has been redefined to encourage a mix of retail, office, and service uses that align with neighborhood needs. Primarily located along multi-modal streets identified in the transportation plan to support transit access, pedestrian connectivity, and bike-friendly environments.

DEVELOPMENT INTENSITY

- Generally low- to moderate-intensity commercial development, with buildings designed to complement surrounding residential character.
- Encourages clustered, small-scale businesses rather than large standalone commercial centers.
- Typically located at key intersections, along neighborhood corridors, or within planned developments.

B3 CODE CONSIDERATIONS

Applies mostly to: Edge areas of P3 (Mix), P4 (Neighborhood)

- Set parking requirements that balance the needs of various types of development while supporting walkability and reducing congestion.
- Implement stronger design guidelines and review processes for development near historic or residential assets, ensuring compatibility with scale and context.

APPROPRIATE LAND USES

Commercial: Small retail shops, cafés, restaurants, personal services (e.g., salons, dry cleaners), and small-scale office spaces. Excludes uses such as bars, liquor stores, pawn shops, and other establishments that may negatively impact the residential character of the neighborhood.

Residential: Not a primary land use but may include mixed-use buildings with upper-story residential units where appropriate.

Industrial: Not appropriate, except for limited artisan or maker-space uses integrated within a mixed-use setting.

Institutional: Community-oriented uses such as daycare centers, co-working spaces, and small medical offices.

GUIDANCE AND INTERPRETATION

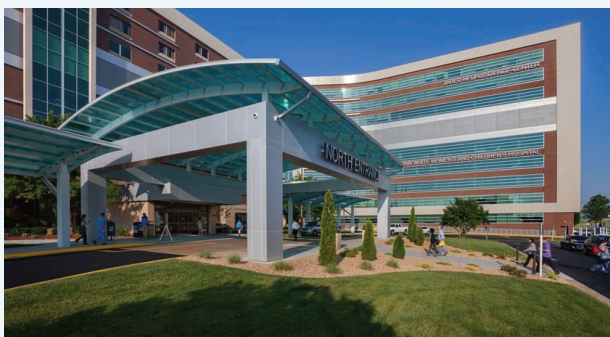
- **Pedestrian Orientation:** Development should prioritize walkability, with sidewalks, street trees, and pedestrian-scale lighting to create a welcoming environment.
- **Neighborhood Compatibility:** Design should reflect the character of surrounding residential areas, with appropriate building scale, setbacks, and landscaping. Consideration should be given to excluding uses such as bars and pawn shops that may disrupt the neighborhood's residential atmosphere.
- **Access and Connectivity:** Sites should be accessible by multiple modes of transportation, including walking, biking, and local transit where available.
- **Parking Considerations:** Parking should be located behind or beside buildings where possible, minimizing large surface lots that disrupt the pedestrian experience.
- **Mixed-Use Encouragement:** In some areas, integrating residential units above commercial spaces can enhance activity and provide housing diversity.

CORRIDOR COMMERCIAL

MAP LEGEND:
 (Page 5 - 8)



Large-format retail establishments that serve regional shopping needs. These stores are typically located along major corridors and are designed for high vehicle access and visibility



Examples of auto-oriented commercial such as large retailers and a large medical facility.

INTENT AND CHARACTER

Corridor Commercial areas provide larger-scale retail, services, and employment opportunities along state highways identified in the transportation plan. These areas accommodate auto-oriented businesses while also integrating multi-modal access and pedestrian-friendly design where feasible. Corridor Commercial development serves both local and regional markets, offering a broader range of goods and services than Neighborhood Commercial areas.

DEVELOPMENT INTENSITY

- Moderate to high-intensity commercial development, typically located along major state highways and arterial roads.
- Designed for regional accessibility while incorporating elements that support multi-modal transportation.
- May include a mix of large retail centers, stand-alone businesses, and office developments.

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core), sometimes transitional P4 (Neighborhood Mix)

- Align street functionality standards with the Plans's vision for pedestrian-friendly and multi-modal streetscapes.
- Establish clear street infrastructure standards, including defined right-of-way widths and access provisions.

APPROPRIATE LAND USES

Commercial: Large and mid-size retail stores, shopping centers, restaurants, hotels, entertainment venues, and auto-oriented services (e.g., gas stations, car dealerships).

Residential: Not a primary use, but upper-story residential or nearby mixed-use developments may be appropriate.

Industrial: Light industrial and flex spaces may be allowed, particularly where compatible with commercial and office uses.

Institutional: Civic buildings, hospitals, educational facilities, and community services that support commercial activity.

GUIDANCE AND INTERPRETATION

- **Site Design and Layout:** While auto-oriented access is prioritized, buildings should still incorporate inviting facades facing the street, minimizing blank walls and integrating pedestrian-scale design elements.
- **Parking:** Traditional suburban parking is located in front of buildings to allow for easy access from the highway. However, parking areas should still include landscaping and pedestrian connections to improve aesthetics and walkability.
- **Lot Configuration:** Large commercial parcels should provide internal circulation and connectivity to adjacent properties where possible, reducing congestion on major roadways.
- **Buffering and Transitions:** When adjacent to residential areas, appropriate landscaping, fencing, and step-down transitions in building scale should be used to mitigate impacts.
- **Signage and Aesthetic Considerations:** Signage should be appropriately scaled, and architectural design should be consistent with community character to maintain an attractive commercial corridor.

MIXED-USE CORRIDOR COMMERCIAL

MAP LEGEND:
 (Page 5-8)



A Mixed-Use Corridor Commercial supports dynamic development area along key corridors that supports a mix of commercial, office, residential, and institutional uses.



This category encourages active ground-floor uses, integrated public spaces, and context-sensitive design that supports complete neighborhoods and community-serving businesses.

INTENT AND CHARACTER

The Mixed-Use Corridor Commercial category supports a pedestrian-friendly, well-planned development that blends retail, office, and residential uses in a vibrant corridor environments. These areas are envisioned as dynamic, complete neighborhoods that foster a strong sense of place. Development is intended to be flexible, focused on pedestrian activity, building-street relationships, and public life. These areas serve as community hubs that provide goods, services, and employment opportunities for surrounding neighborhoods.

This category promotes an active, walkable environment with development that supports multi-modal access and context-sensitive site design. It accommodates public and institutional uses such as libraries, schools, and civic buildings and may include upper-floor residential or live-work units where appropriate. Uses that are incompatible with the intended community character, such as bars, pawn shops, or heavy commercial activity, are discouraged or restricted.

DEVELOPMENT INTENSITY

- Moderate to high, depending on the surrounding context.

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core), P4 (Neighborhood Mix)

- Encourage the creation of overlay districts that allow for adaptable commercial and employment uses, such as retail, office, light industrial, and maker spaces, especially in transitional areas between residential neighborhoods and higher-intensity corridors. These overlays should support context-sensitive flexibility while maintaining compatibility with adjacent development.
- Encourage vertical and horizontal mixed-use development, with active ground floors and residential or office uses above.
- Support moderate setbacks and landscape buffering along corridors, while promoting internal pedestrian connections between buildings, parking areas, and public spaces.
- Require transitions and buffers between corridor commercial and adjacent residential neighborhoods, using setbacks, landscaping, and step-down building heights.
- Encourage low- to mid-rise buildings with a focus on form, facade articulation, and visibility from the public right-of-way.

- *Allows multi-story mixed-use development, typically with commercial on the ground floor and office or residential above.*
- *Intended to evolve with market needs, offering flexibility without compromising compatibility.*

APPROPRIATE LAND USES

Commercial: Retail and office uses that are context-sensitive to the corridor (neighborhood to regional scale). Personal services, restaurants (excluding drive-thru-only), co-working spaces, and hotels. Ground-floor activation encouraged.

Residential: Middle housing types such as townhouses, cottage courts, lofts, and apartments integrated into walkable environments. Residential above commercial is encouraged. Stand-alone apartments may be considered only where pedestrian access and connectivity are strong.

Industrial: Not appropriate, though maker spaces or light creative production may be conditionally permitted if compatible with form and context.

Institutional: Civic and public facilities, such as libraries, clinics, and educational/training facilities.

Recreational: Parks, plazas, open spaces, trails, and water quality features should be integrated into the development fabric to support public gathering and walkability.

GUIDANCE AND INTERPRETATION

- **Site Design and Layout:** *Flexible building configurations should allow for adaptation to different uses over time. Buildings should address the street and create a walkable, pedestrian-friendly frontage.*
- **Multi-modal Connectivity:** *Sites should be connected to sidewalks, transit routes, and bike facilities.*
- **Parking:** *Should be designed to accommodate various business needs, with shared parking strategies encouraged to maximize efficiency. Excessive surface parking should be avoided.*
- **Buffering and Transitions:** *When located near residential areas, appropriate screening, landscaping, and step-down building heights should be implemented to minimize conflicts.*

DOWNTOWN COMMERCIAL

MAP LEGEND:
 (Page 5-8)



The Downtown Bastrop land use category will accommodate the existing residential and local commercial along historic Main Street.



Examples of historic structures in a downtown setting.

INTENT AND CHARACTER

The Downtown Commercial category represents the city's historic, commercial and cultural core, supporting a vibrant, walkable environment. This area has a mix of commercial, residential, cultural, and civic uses.

The FLUM reflects this targeted areas to clearly identify the Downtown commercial core. The category prioritizes preservation of this area, historic structures, cultural and civic spaces and established neighborhoods to ensure that new development enhances the area's character while allowing for context-sensitive growth and revitalization.

DEVELOPMENT INTENSITY

- Medium density development that respects the scale and character of Downtown Bastrop.
- New development should respect historic structures and neighborhood patterns, ensuring a preservation of single-family development.
- In the main downtown commercial mixed-use buildings that integrate ground-floor retail, offices, and residential units while maintaining a pedestrian-oriented environment is encouraged.

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core)

- Expand preservation districts to include areas at risk of losing their historic character due to development pressures.
- Prevent high-intensity development near significant historic areas through special review or permitting.

APPROPRIATE LAND USES

Commercial: Small-scale retail, boutique shops, restaurants, professional offices, and creative workspaces.

Residential: Primarily single-family residential that aligns with the historic character of Downtown and Old Town. Some multi-family may be appropriate, but must maintain similar styles as existing residential or commercial buildings.

Adaptive Reuse & Office Conversion: Older homes may transition to professional offices, studios, or small business spaces, preserving their historic charm while supporting economic activity.

Institutional: Government buildings, libraries, cultural facilities, and museums.

GUIDANCE AND INTERPRETATION

- **Adaptive Uses:** Encourage adaptive reuse of historic properties for offices, professional services, and mixed-use spaces while retaining architectural character.
- **Context Sensitive:** Support context-sensitive residential development that blends with the existing fabric of Downtown and Old Town.
- **Parking:** Parking for residential uses may be permitted in the front. Commercial parking should be located at the side or rear to maintain an active and visually engaging streetscape. Promote shared parking solutions where feasible to reduce surface lots and enhance walkability.
- **Street Design:** Streets should prioritize pedestrians with sidewalks, shade trees, and outdoor gathering areas.
- **Connectivity:** Strengthen connections between key destinations through wayfinding signage and cohesive design elements.

INDUSTRIAL

MAP LEGEND:
 (Page 5-8)



Available sites remain in the Bastrop Industrial Park to support the recommended uses in the Industrial land use category area.



INTENT AND CHARACTER

The Industrial category is designated for job-generating uses such as manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities. It may also encompass technology hubs, research and development (R&D) facilities, and other innovation-driven industries, supporting economic growth and employment opportunities in the area.



DEVELOPMENT INTENSITY

- *Light Industrial:* Less disruptive to residential or commercial areas, often involving less noise, pollution, and traffic.
- *Heavy Industrial:* More intensive uses that might include large factories, chemical plants, or manufacturing facilities.
- *Mixed-Use Industrial:* Combining industrial uses with other types of development, such as commercial, often in urban areas or within redevelopment zones.



Business parks, public utility operations, and outdoor storage areas are appropriate in the Industry character area..

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core)

- PDDs (Planned Development Districts) could be used here to establish custom standards, transitions, and buffer zones between incompatible uses.

APPROPRIATE LAND USES

Commercial: Offices, professional services, and support retail for employees.

Residential: Residential and live-work uses may be conditionally appropriate within light industrial areas, especially in rural or suburban settings where industrial activity is low-impact, such as artisan manufacturing, tech assembly, or warehousing. However, residential uses should be avoided in or adjacent to heavy industrial areas involving noise, emissions, or high traffic volumes. Compatibility should be evaluated based on operational intensity, environmental impact, and access to infrastructure.

Industrial: Light to moderate industrial, film production studios, high-tech manufacturing, and logistics facilities with proper buffering from non-industrial areas.

Institutional: Manufacturing, production, warehousing, distribution, food processing, high-tech industries and related activities.

GUIDANCE AND INTERPRETATION

- **Location:** Employment Centers are strategically located along state highways and major roadways identified in the transportation plan for easy freight, workforce, and commuter access.
- **Parks and Open Space:** Business parks and office campuses should incorporate green spaces, pedestrian pathways, and sustainable design elements.
- **Buffering and Transition:** Industrial and production facilities should be buffered from adjacent residential areas with landscaping and screening.
- **Multi-modal Access:** These areas should be well-served by major roadways, transit routes, and freight corridors to support workforce accessibility and logistics.
- **Parking and Loading:** Adequate off-street parking and loading areas should be provided, with separate truck access where applicable to reduce conflicts.
- **Site Layout and Design:** Business parks and office campuses should incorporate green spaces, pedestrian pathways, and sustainable design elements.

1005 Pecan St., Bastrop, TX





STAFF REPORT

MEETING DATE: September 25, 2025

TITLE:

Conduct a public hearing, consider and act on a recommendation to City Council pertaining to a request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P4 Mix, for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas; and move to include on the October 21, 2025 City Council agenda for a first reading. This development is more commonly known as Pecan Place.

AGENDA ITEM SUBMITTED BY:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	1005 Pecan Street, Bastrop TX
Total Acreage:	0.431 acres
Acreage Rezoned:	0.431 acres
Legal Description:	0.431 acres out of the Building Block 12 East of Water Street
Property Owner:	RC Pecan BTX LLC
Agent Contact:	Shawn Kirkpatrick/ RubiCrown Development LLC
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P3 Neighborhood
Proposed Zoning:	P4 Mix
Character District:	Old Town
Future Land Use:	Neighborhood Residential

REQUEST INFORMATION

The applicant has submitted a Zoning Concept Scheme for Pecan Place, located at 1005 Pecan Street, consisting of approximately 0.431 acres within the Old Town Character District. The request is to rezone the property from P3 Neighborhood to P4 Mix in order to develop two four-plex residential structures. The property is currently vacant and undeveloped.

UTILITIES AND INFRASTRUCTURE

<u>Water:</u>	Available at site (City of Bastrop)
<u>Wastewater:</u>	Available at site (City of Bastrop)
<u>Electric:</u>	Bastrop Power and Light
<u>Gas:</u>	CenterPoint Energy
<u>Drainage:</u>	Located in the Gils Branch Watershed; developer required to over-detain onsite; Final Drainage Plan to be submitted at platting.

Transportation:

Access provided from Pecan Street.

Parks & Open Space:

Park Enrichment Fund contribution required.

ANALYSIS (B3 CODE CRITERIA)

In accordance with Section 2.4.005 of the Bastrop Building Block (B3) Code, the following factors are considered in evaluating the applicant's request:

(a) Declaration of Policy

The request does not involve correcting an error on the zoning map. Rather, the applicant seeks to rezone from P3 Neighborhood to P4 Mix in order to allow a broader range of residential building types. As shown in the B3 Development Table, P3 and P4 permit different building forms, with P4 providing additional flexibility. In addition, the Lot Occupation chart reflects that the maximum impervious cover would increase from 50% in P3 to 60% in P4.

	P1	P2	P3	P4	P5	EC
BUILDING TYPES - ARTICLE 6.5						
REARYARD						
COMMERCIAL	NP	NP	NP	NP	P	P
APARTMENT	NP	NP	NP	p**	P	P
ROWHOUSE	NP	NP	NP	P	P	P
SIDEYARD						
SIDEYARD	NP	NP	NP	P	P	P
COURTYARD						
COURTYARD HOUSE	NP	NP	NP	P	P	P
COURTYARD APARTMENT BUILDING	NP	NP	NP	p**	P	P
EDGEYARD						
RANCH HOUSE, VILLA	NP	P	P	NP	NP	NP
HOUSE	NP	P	P	P	NP	NP
DUPLEX	NP	NP	NP	P	NP	NP
TRIPLEX, FOURPLEX	NP	NP	NP	P	NP	NP
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**			

(b) Review Criteria**1. Appropriateness of Place Type Characteristics**

The proposed P4 Mix designation permits more intense residential building types than currently allowed under P3. The surrounding area is zoned P3 Neighborhood to the North and North East, with single-family homes forming the prevailing pattern in the area. The areas to the West and South are zoned P5 Core, with Commercial land use. Rezoning to P4 would introduce a more intense residential development form not consistent with the established neighborhood character.

2. Consistency with the Comprehensive Plan and Public Services

The Future Land Use Map is a tool within the Comprehensive Plan used to guide long-term growth and development patterns by identifying the appropriate range of land uses and place types for different areas of the City. The subject property is designated as **Neighborhood Residential** on the Future Land Use Map, which was recently updated this year to reflect community input and priorities for the area. Neighborhood Residential is defined as:

“Traditional single-family and low-density housing, ensuring neighborhood stability. Traditional single-family and low-density housing areas, ensuring neighborhood stability. Previously Neighborhood Residential.”

This designation anticipates densities of approximately four to six units per acre.

The requested P4 Mix district is defined 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 consist of multimodal Streets but are primarily Residential urban fabric.”

The applicant’s proposed two four-plexes are inconsistent with the FLUM’s Neighborhood Residential intent, which is to accommodate single-family and low-density development. The proposed four-plexes exceed the intended density and building type for this designation, therefore the request conflicts with the Comprehensive Plan.

3. Supply of Similar Zoning in the Vicinity

There are no adjacent properties designated as P4 Mix. Rezoning the subject property to P4 would represent a departure from the predominantly P3 Neighborhood pattern in the area and could be considered spot zoning.

4. Rate of Development in Similar Place Types

Recent residential development in this area of Bastrop has primarily occurred within P3 Neighborhood zoning, consistent with the FLUM designation. The requested rezoning to P4 Mix diverges from this trend. While commercial activity exists nearby, the prevailing residential patterns conform to the P3 Neighborhood place type standards and character.

5. Effect on Other Areas with Similar Designation

Approval could encourage additional requests to rezone from P3 to P4 in areas designated Neighborhood Residential, gradually eroding the intent of the Comprehensive Plan.

6. Other Factors (Public Health, Safety, Welfare)

Rezoning to P4 Mix would increase the allowable impervious coverage, which is a concern given that the site is located within the Gils Branch Watershed, an environmentally sensitive area. Any development would be required to provide over-detention in accordance with City standards. In addition, P4 zoning would allow more residential units by-right, resulting in a higher demand for on-site parking and increased traffic to and from the development.

TEXAS LOCAL GOVERNMENT CODE

In accordance with Texas Local Government Code Section 211.006, the rezoning process requires a public hearing with notice provided to affected property owners. Notice of this request was:

Published in the Bastrop Advertiser on September 10, 2025,

Zoning Change signs were posted on the property on September 10, 2025, and

Notices were mailed to property owners within 200 feet of the boundary on September 11, 2025.

At the time of this report, no written protest has been received.

FISCAL IMPACT

None.

RECOMMENDATION

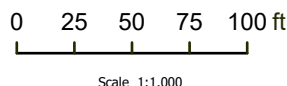
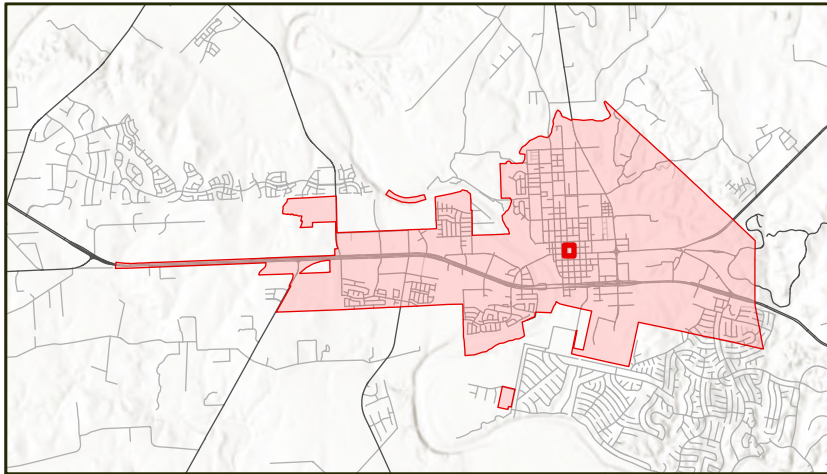
Consider and act on a recommendation to the City Council to deny the request for a Zoning Concept Scheme to rezone the project site from P3 Neighborhood to P4 Mix, for the area described as being 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street Bastrop, TX 78602, within the city limits of Bastrop, Texas due to its non-compliance to the Future Land Use Map; and move to include on the October 21, 2025 City Council agenda for a first reading.

ATTACHMENTS:

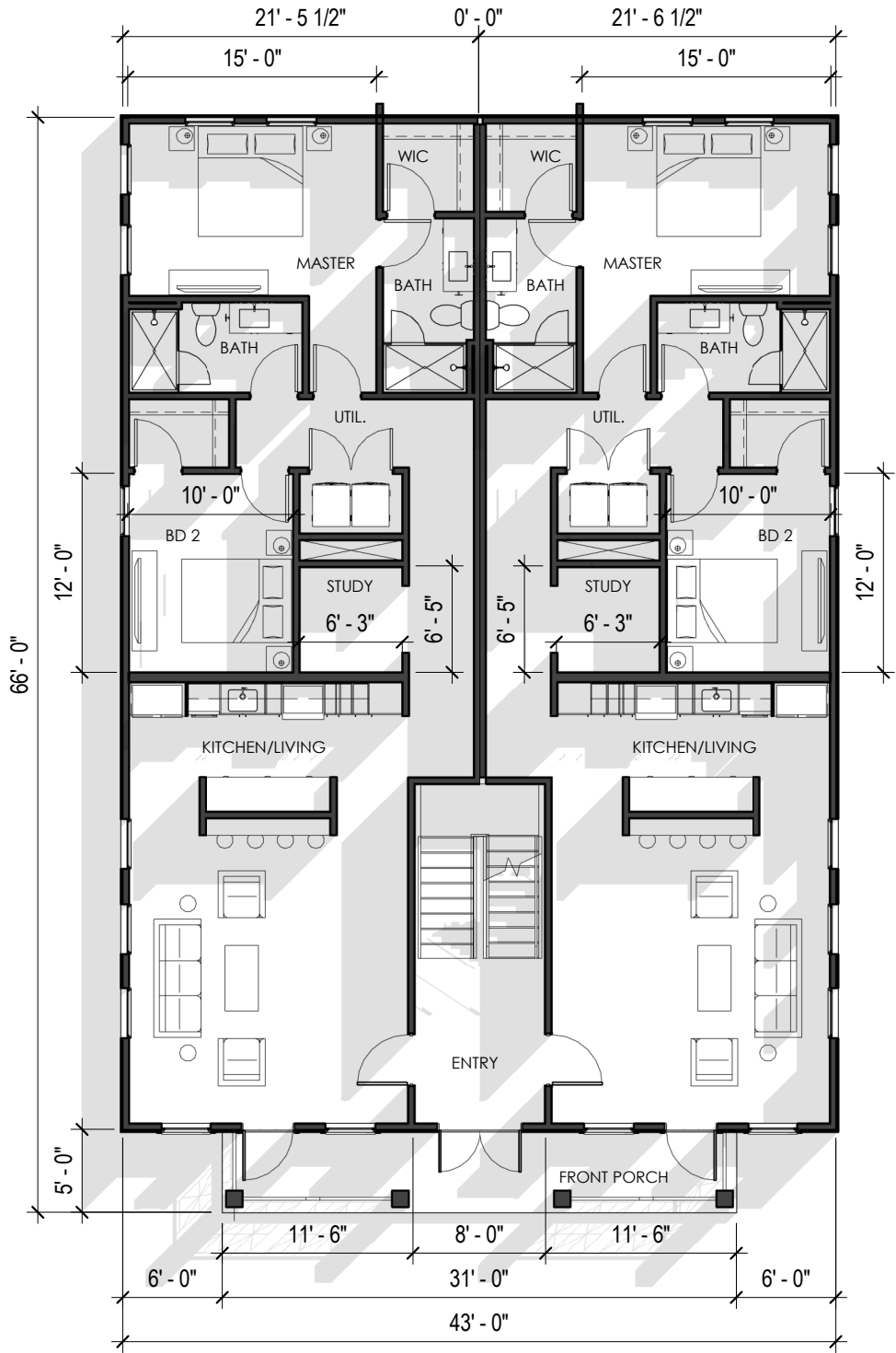
- Attachment 1: Location Map
- Attachment 2: Zoning Concept



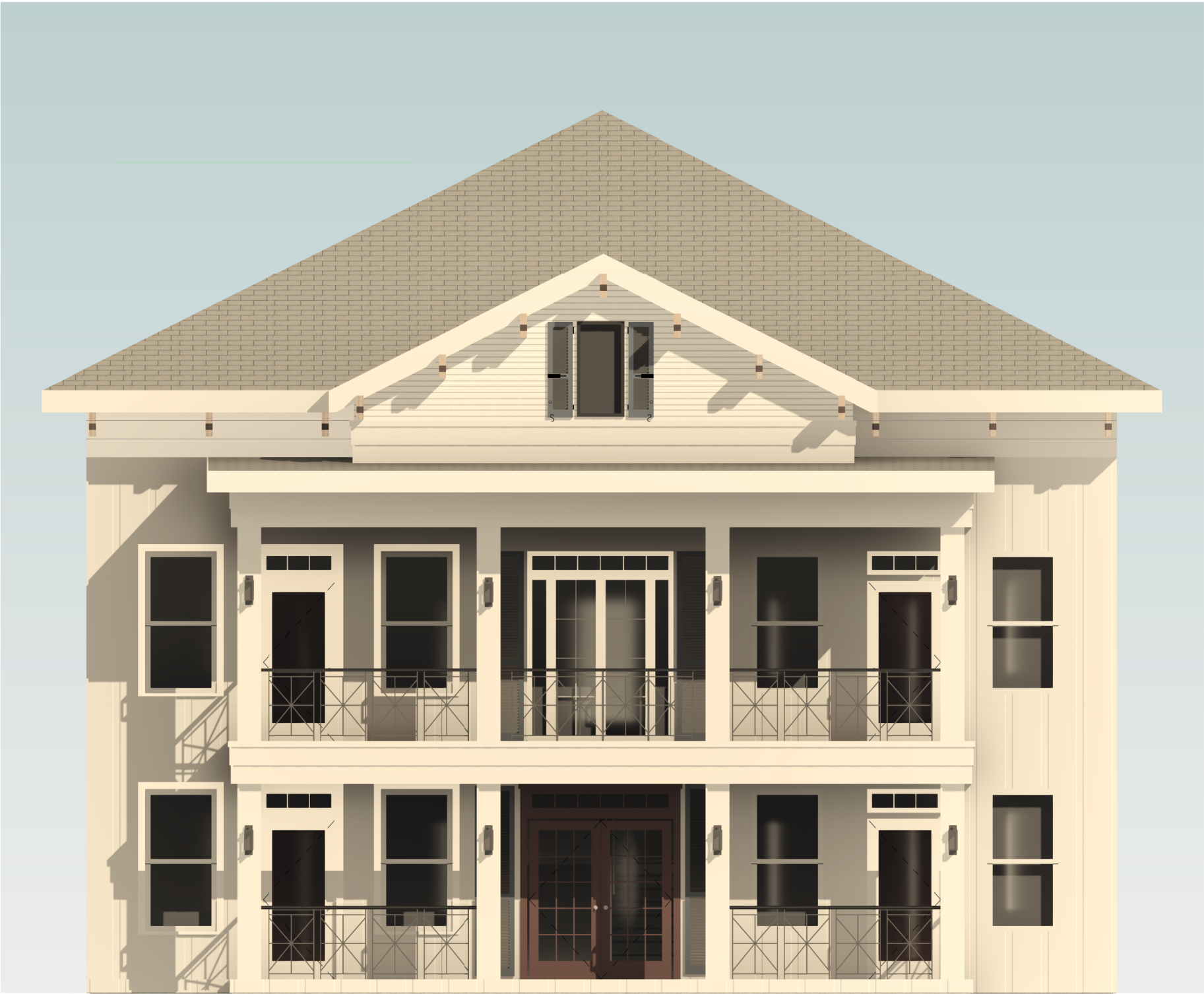
1005 Pecan St.



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



OPTION 1



1005 PECAN STREET LANDSCAPE AND SCREENING PLAN

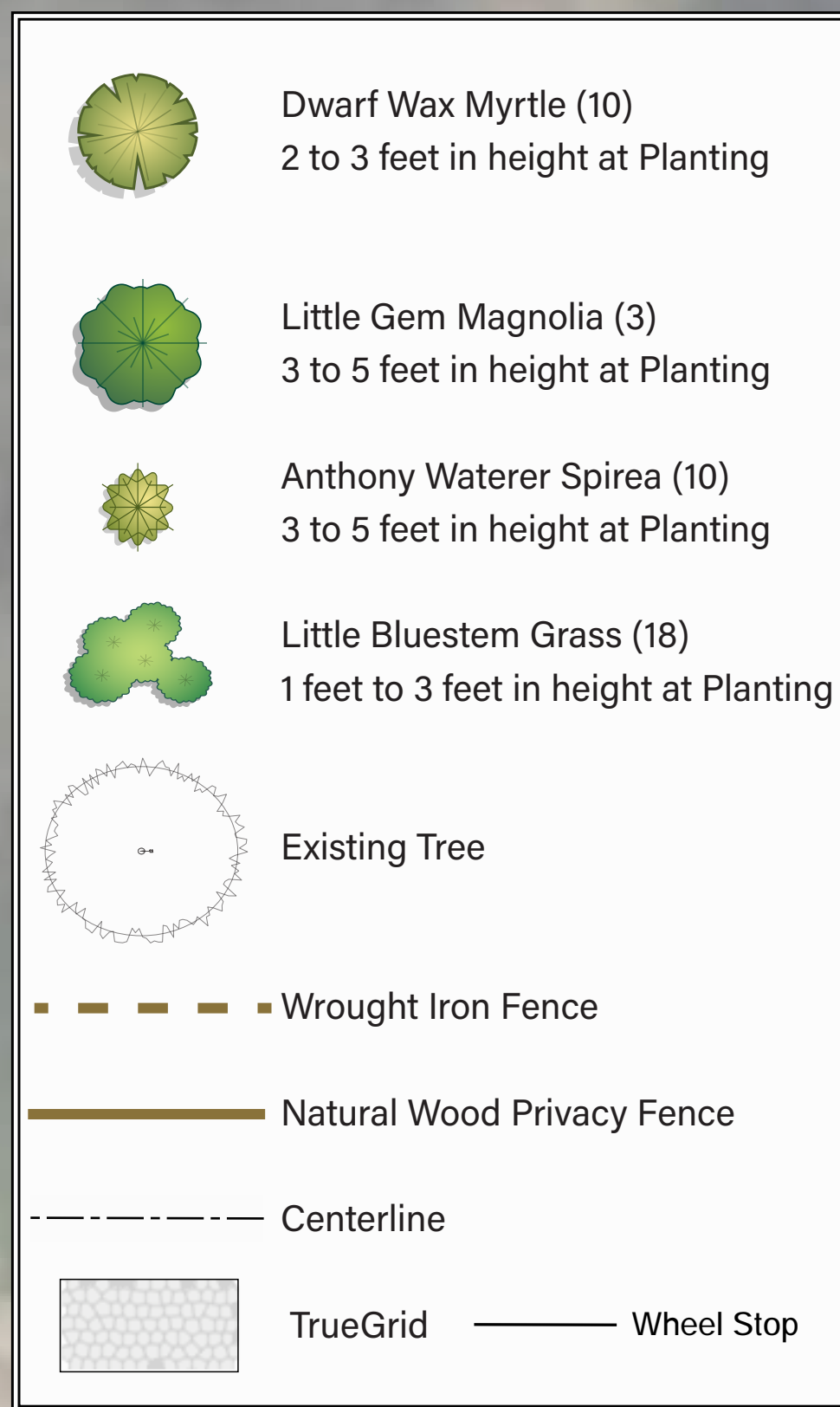
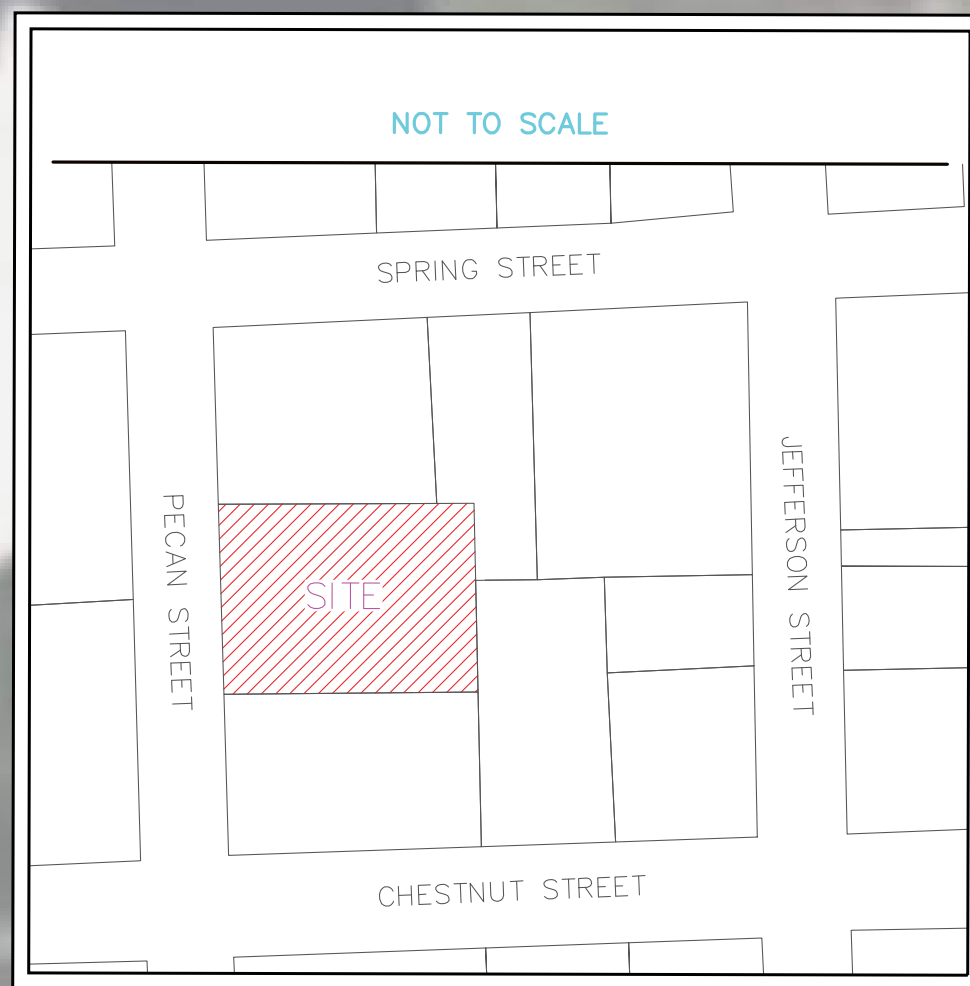
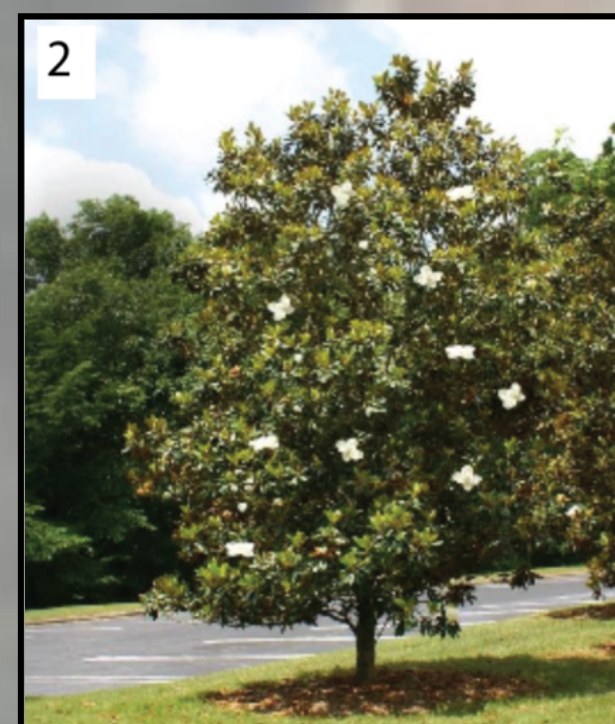


Image # 1: Little Bluestem Grass
2in to 12in tall and 24in spread at full growth.

Image #2: Little Gem Magnolia
15ft to 20ft tall and 10ft spread at full growth.

Image#3: Dwarf Wax Myrtle
6ft tall and 4ft spread at full growth.

Image #4: Anthony Waterer Spirea
3ft tall and 3ft spread at full growth.



A 6 feet Wrought Iron Fence is being proposed to the north of the subject site.



A natural wooden privacy fence, measuring 4 feet to 6 feet in height, is proposed for the subject site. This fence will be positioned along the northern, southern, and eastern boundaries of the development.



0 5 10 15 20 Feet

1" = 10'



Civil Engineering // Entitlements // Geospatial

Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com

TBPE Firm Number: 3937
TBPEIS Firm Number: 10104551

Date: 8-11-25	
Scale: 1" = 10	
Drawn by:	
Reviewer:	
Project: 1005 Pecan Street	
Sheet: 1 of 1	
Field Book:	
Party Chief:	112

PECAN STREET

CHESTNUT STREET

1005 Pecan Street | Existing Drainage Pattern



Existing Drainage Pattern

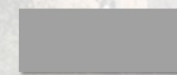
Item 3G.



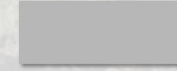
Existing Curb Inlet



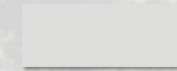
Grass/Landscaping



Building



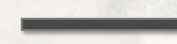
Covered Porch



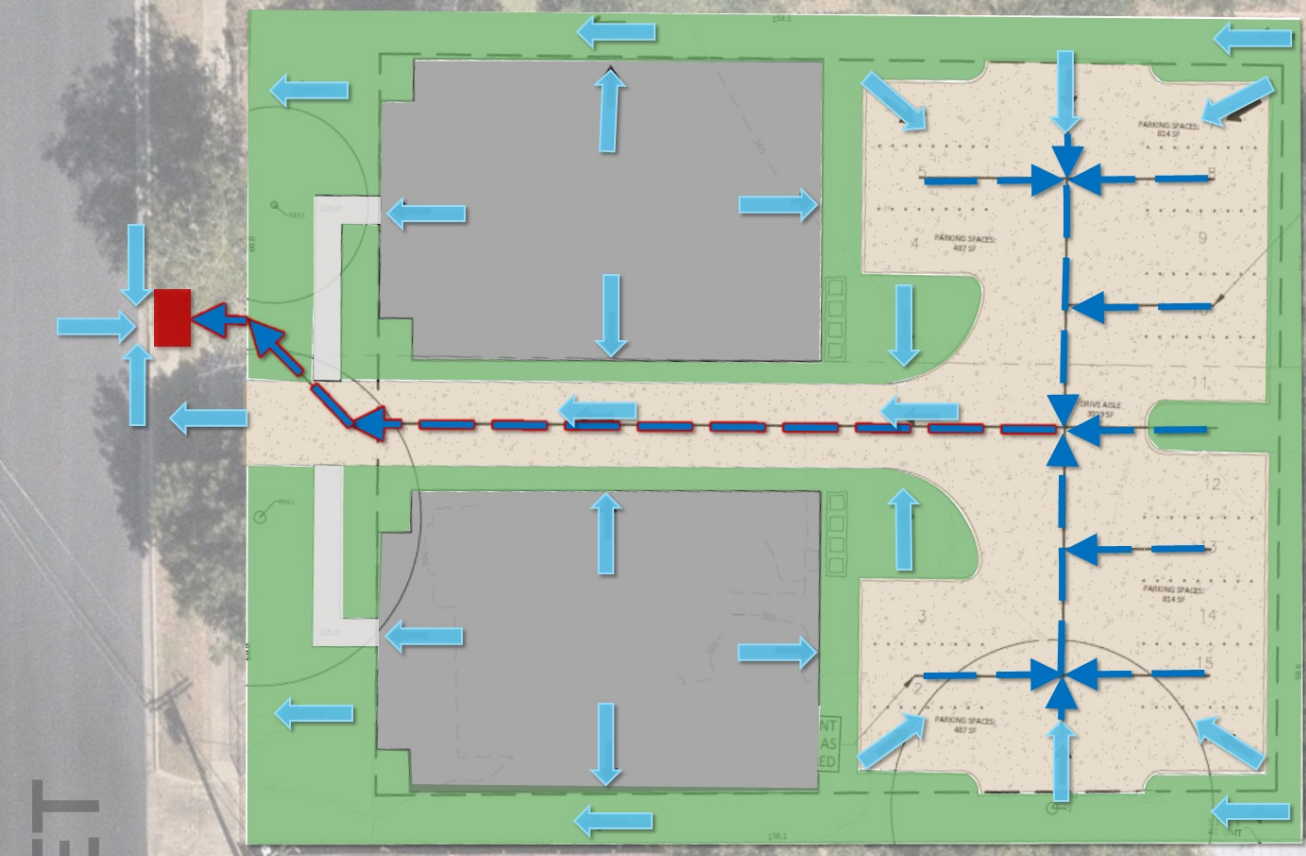
Sidewalk/Concrete



Gravel Base
Overgrown with Grass



Existing Retaining Wall

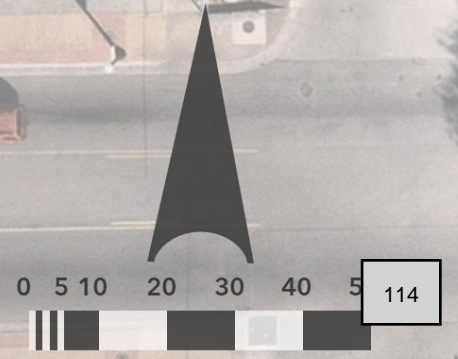


- ← Proposed Drainage Flow Pattern
- ← Underground Piping
- Existing Curb Inlet
- True Grid Pervious System
- Grass/Landscaping
- Building
- Sidewalk
- Existing Retaining Wall

PECAN STREET

CHESTNUT STREET

1005 Pecan Street | Proposed Drainage Plan





STAFF REPORT

MEETING DATE: September 25, 2025

TITLE:

Consider and act on a recommendation to the City Council regarding a Warrant request to allow a modified parking space dimension of 9 feet x 18 feet on 0.431 +/- acres out of the Building Block 12, East of Water Street, located at 1005 Pecan Street, within the city limits of Bastrop, Texas. This development is more commonly known as *Pecan Place*.

AGENDA ITEM SUBMITTED BY:

James E Cowey, Director of Development Services

BACKGROUND/HISTORY:

On January 28, 2025, the City adopted Ordinance No. 2024-47, which established a uniform parking space dimension of 10 ft x 20 ft. This was intended to improve circulation efficiency, reduce congestion, and account for larger vehicle sizes within Bastrop.

The applicant for Pecan Place has submitted a Warrant request to instead allow 9 ft x 18 ft parking spaces. Staff has reviewed the request in context of the proposed site design and finds the request reasonable for a development of this scale. The narrower dimensions will still accommodate the intended residential use while reducing impervious cover, aligning with community-wide goals for flood mitigation and sustainability.

Because the project is tied to updates of the Future Land Use Map (FLUM) and the request for a Zoning Concept Scheme approval, staff recommends approval for the parking space size warrant, contingent on the approval of those related items.

FOCUS AREAS:

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

Managing Growth: Encourages efficient land use and site design by allowing flexibility in parking standards where appropriate.

Uniquely Bastrop: Recognizes that not all developments benefit from the same design standards and that smaller parking spaces can be consistent with the scale and character of this infill project.

JUSTIFICATION & ALIGNMENT WITH B3 CODE INTENT:

The B3 Code's Warrant process provides a mechanism for adjustments where strict adherence to the Code does not serve the project context or broader community intent.

1. Fiscal Sustainability

Allowing 9 ft x 18 ft spaces reduces the amount of paved surface, lowering construction costs while also reducing the City's long-term burden associated with stormwater runoff and drainage infrastructure.

2. Geographically Sensitive Development

Smaller parking spaces reduce impervious cover, directly supporting Bastrop's flood mitigation and water management goals. This outcome is consistent with the intent of the 2025 ordinance changes, while offering a site-specific balance between functionality and environmental sensitivity.

3. Perpetuation of Authentic Bastrop

The request for reduced parking dimensions is consistent with the B3 Code's intent to allow context-sensitive flexibility. Smaller parking spaces are appropriate within this area and support the Code's broader goals for infill development, walkability, and sustainable development patterns.

RECOMMENDATION:

Take action on recommending **approval** to the City Council for a Warrant a modified parking space dimension of 9 feet x 18 feet on the subject property, **contingent upon** the approval of the Future Land Use Map update and the Zoning Concept Scheme, based on the request's alignment with the Intents of the B3 Code and its support of fiscally sustainable, geographically sensitive development.

ATTACHMENTS:

- Warrant Request Application – Pecan Place
- Excerpt: B3 Code Section on Parking Dimensions
- Zoning Concept Scheme (Pending)

RC Pecan BTX, LLC

c/o RubiCrown Development LLC
attn Shawn A. Kirkpatrick, Principal
816 San Remo Blvd.
Austin, TX 78734

August 1, 2025

City of Bastrop Development Services
1311 Chestnut St.
Bastrop, TX 78602

Reference: Warrant/Variance Request – 1005 Pecan St.
Related to Zoning Concept Scheme – Pecan Place - #25-000023

To Whom it May Concern,

The applicant respectfully submits this request for a hardship Warrant from portions of Ordinance No. 2024-47 to permit the use of 9-foot by 18-foot parking spaces in lieu of the minimum 10-foot by 20-foot dimensions prescribed by the Bastrop Building Block (B³) Code, Section 6.3.006.

This request pertains to the rear surface parking area serving two (2) proposed quad-family buildings at 1005 Pecan Street and is a component of a broader Low Impact Development (LID) strategy utilizing TrueGrid permeable pavers. The proposed parking layout is intended to enhance stormwater management performance and reduce impervious cover in a manner consistent with the City's Fiscal Sustainability, Geographically Sensitive Development and Perpetuation of Authentic Bastrop.

We respectfully ask that this Warrant request be considered concurrently with the Zoning Concept Scheme application #25-000023.

Hardship

The applicant seeks a hardship Warrant to continue under the parking standards that were in effect on January 10, 2025, the date of the initial application. This request pertains solely to the dimensional standards of individual parking spaces.

At the pre-application meeting with City staff, the project proposed sixteen parking spaces, which complies with Ordinance 2024-47 to incorporate one (1) space per bedroom required. At the time of the first application, the applicant complied with the then-existing requirement that surface parking be in the Second or Third Layer; Ordinance 2024-47 would allow parking in First Layer.

The hardship arises from physical and regulatory conditions that are unique to the site, including its location within the Gills Branch Watershed, which encourages the use of Low Impact Development (LID) strategies such as permeable paving to meet stormwater management obligations. These conditions are not self-imposed and are not commonly shared by parcels outside the watershed boundary.

Strict enforcement of the current 10-foot by 20-foot parking space dimensions would result in increased impervious cover, undermining LID goals and creating additional burdens on stormwater infrastructure. The requirement for 10-foot by 20-foot spaces is counterintuitive to the goals of the Gills Branch Watershed and the City's emphasis on encouraging LID strategies to improve stormwater outcomes.

The requested relief is consistent with the public interest and supports Bastrop's goals for environmental stewardship, sustainability, and authentic, walkable urban form. It will not negatively impact adjacent properties, neighborhood character, or the intent of the zoning ordinance.

- December 19, 2024 – Pre-application meeting with City Staff
- January 10, 2025 – Demolition permit application #25-000041 submitted.
- January 14, 2025 – Ordinance No. 2024-47 adopted, amending B³ Code Section 6.3.006 (Parking).

Given that the project was already in progress and based on prior City feedback, the applicant requests that relief be granted for 9-foot by 18-foot parking space dimensions.

Fiscal Sustainability

The project proposes a rear-yard, perpendicular parking layout. Approval of the reduced stall dimensions will reduce total impervious cover by approximately 304 square feet (38 square feet per stall), thereby lessening the burden on stormwater infrastructure.

Furthermore, the use of TrueGrid permeable pavers in the parking area directly supports the City's environmental management efforts by promoting infiltration and reducing runoff. These measures contribute to fiscally responsible growth and support compliance with stormwater regulations applicable within the Gills Branch Watershed.

Geographically Sensitive Development

Located within the environmentally sensitive Gills Branch watershed and Bastrop's historic downtown core, the project applies LID principles and permeable pavement solutions to balance infill development with watershed stewardship. This approach facilitates stormwater infiltration, recharges groundwater, and minimizes impacts on drainage infrastructure.

Perpetuation of Authentic Bastrop

The rear-loaded parking design, reduced stall dimensions, and pedestrian-oriented layout reflects a historic urban form and walkability of Bastrop's downtown neighborhoods. By preserving the small-scale rhythm and character of adjacent structures and street frontage, the project enhances neighborhood compatibility and reinforces Bastrop's authentic town character.

We appreciate the City's ongoing coordination and review. Please feel free to contact me with any questions or to request additional information.

Sincerely,

Shawn A. Kirkpatrick, Principal
[Signed Electronically]

RC Pecan BTX LLC
c/o RubiCrown Development LLC
816 San Remo Blvd.
Austin, TX 78734
shawn@rubicrown.com
(512) 988-6443 mobile

Cc: Chris Kirby, Bastrop Law Group
Lindsey Oskoui, Doucet Engineering
Tracy Bratton, Doucet Engineering

(2) Parking requirements shall require one (1) parking space per bedroom. Lot coverage shall not exceed the Place Type Standards.

a) Minimum parking space as measuring ten feet by twenty feet (10' x 20').

b) The required minimum parking spaces must not obstruct sidewalks.

(3) Parking in EC shall be recommended by the DRC and part of the submittal package submitted for approval and handled through a public consultation process.

(4) Residential garage access is permitted from the public Street or from an Alley. Access may be taken from the Street or corner lots, in which case the garage doors may face the side street.

(5) Residential garage facades, if provided, shall begin in the second or third layer and on-site parking is allowed in the first layer.

(6) Open parking areas shall be masked from the Frontage by building or Street screening and will be regulated in size by Lot cover requirements of the Place Type.

SEC. 6.3.007 CROSS ACCESS CONNECTIONS

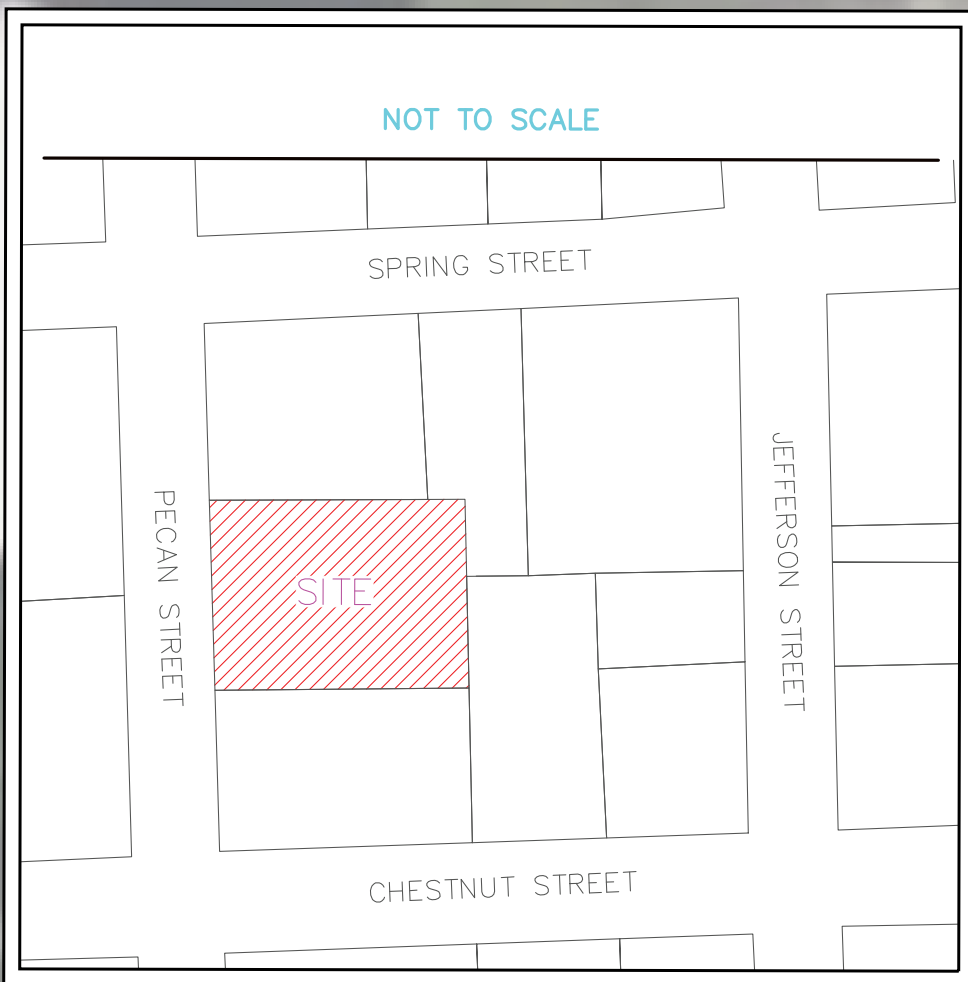
(a) Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking lots where no Alley is present. In the event these conditions cannot be met without undue hardship or if such connections would create undesirable traffic flow, the DRC may waive the connection requirement.

(b) Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots;

(c) In the event these conditions cannot be met without undue hardship or if such connections would create undesirable traffic flow, the DRC may waive the connection requirement.

(d) Where a parking lot connection is required, an easement for ingress and egress to adjacent lots shall be recorded on the Plat or by separate instrument as appropriate.

1005 PECAN STREET LANDSCAPE AND SCREENING PLAN



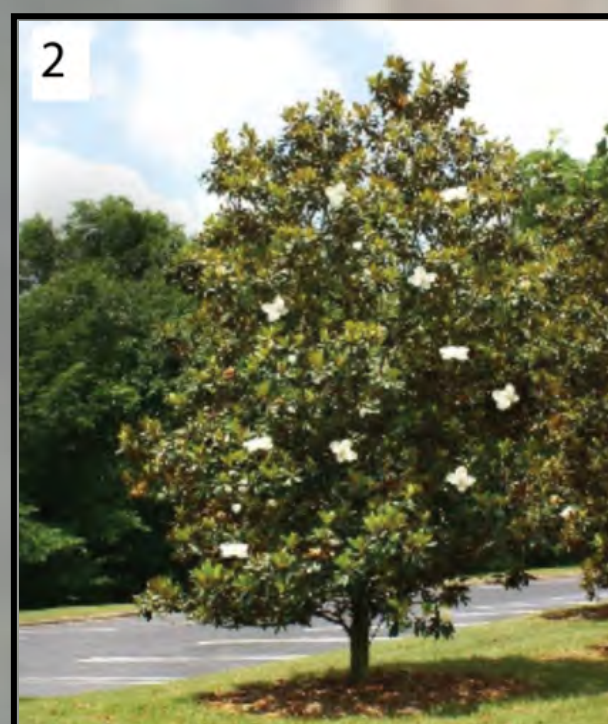
- Dwarf Wax Myrtle (10)
2 to 3 feet in height at Planting
- Little Gem Magnolia (3)
3 to 5 feet in height at Planting
- Anthony Waterer Spirea (10)
3 to 5 feet in height at Planting
- Little Bluestem Grass (18)
1 feet to 3 feet in height at Planting
- Existing Tree
- Wrought Iron Fence
- Natural Wood Privacy Fence
- Centerline
- TrueGrid

Image # 1: Little Bluestem Grass
2in to 12in tall and 24in spread at full growth.

Image #2: Little Gem Magnolia
15ft to 20ft tall and 10ft spread at full growth.

Image#3: Dwarf Wax Myrtle
6ft tall and 4ft spread at full growth.

Image #4: Anthony Waterer Spirea
3ft tall and 3ft spread at full growth.



Pecan Street



A 6 feet Wrought Iron Fence is being proposed to the north of the subject site.



A natural wooden privacy fence, measuring 4 feet to 6 feet in height, is proposed for the subject site. This fence will be positioned along the northern, southern, and eastern boundaries of the development.



0 5 10 15 20 Feet
1" = 10'

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial

Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
T&PE Firm Number: 3937
T&PELS Firm Number: 10194551

Date: 6/2/25
Scale: 1" = 10'
Drawn by:
Reviewer:
Project: 1005 Pecan Street
Sheet: 1 of 1
Field Book:
Party Chief: 120