Bastrop Planning and Zoning Commission Agenda

City Hall City Council Chambers | 1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800

October 29, 2026

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.

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1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

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

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider and act to approve meeting minutes from the June 25, 2026, Regular Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

3B. Consider and act to elect the Planning and Zoning Commission Chair for FY 2027.

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

3C. Consider and act to elect the Planning and Zoning Commission Vice Chair for FY 2027.

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

3D. Consider and act on the appointment of a Planning and Zoning Commission member to serve on the City of Bastrop's Transportation Master Plan Update Steering Committee.

Submitted by: Brittany Dullard, Planning Manager

3E. Conduct a public hearing, consider and act on a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SF-1), within the city limits of Bastrop.

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

3F. Conduct a public hearing, consider and act on a recommendation to City Council to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential, Residential Mixed Density and Corridor Commercial to Mixed-Use Corridor Commercial for the area being described as 169.971 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas. This development is more commonly known as Bastrop West.

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

3G. Conduct a public hearing, consider and act on a recommendation to the City Council on a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 169.73 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and PID 25125, Bastrop, TX 78602.This development is more commonly known as Bastrop West.

Submitted by: Brittany Dullard, Planning Manager

3H. Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers.

Submitted by: Brittany Dullard, Planning Manager

3I. Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Section 14.03.003, Downtown Historic District, to establish Active and Passive Use requirements for ground-floor storefronts and regulations for certain Alcohol-Focused Uses.

Submitted by: Brittany Dullard, Planning Manager

3J. Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties.

Submitted by: Brittany Dullard, Planning Manager

4. **UPDATES**

4A. Future Development Related Items

4B. Development Services Department Monthly Project Volume Report

4C. 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: Thursday, October 22, 2026 at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

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

Planning and Zoning STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Consider and act to approve meeting minutes from the June 25, 2026, Regular Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from the June 25, 2026, Regular Planning and Zoning Commission Meeting.

REGULAR PLANNING & ZONING MEETING
MINUTES
June 25, 2026, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met on Thursday, June 25, 2026, 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 6:01 PM.

Christopher Toth	Present
Heather Greene	Present
Keith Ahlborn	Present
Gary Moss	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 the May 28, 2026, Regular Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve meeting minutes from the May 28, 2026, Regular Planning and Zoning Commission Meeting. Commissioner Keith Ahlborn seconded the motion. Commissioner Patrice Parsons abstained from the vote as she was absent from the previous meeting. The motion passed with a vote of 5-0.

3B. Conduct a public hearing, consider and act on a recommendation to the City Council to amend Chapter 14 of the Code of Ordinances, Bastrop Development Code (BDC), as shown in Exhibits A-H, and move to include on the July 14, 2026, City Council meeting for a first reading.

Public hearing was opened at 6:27 pm.

There were no citizen comments.

Public hearing was closed at 6:27 pm.

Commissioner Gary Moss made a motion to recommend approval to the City Council to amend Chapter 14 of the Code of Ordinances, Bastrop Development Code (BDC), as shown in Exhibits A-H, and move to include on the July 14, 2026, City Council meeting for a first reading. Commissioner Heather Greene seconded the motion. The motion passed unanimously with a vote of 6-0.

3C. Conduct a public hearing, consider and act on a recommendation to the City Council to amend Chapter 10 of the Code of Ordinances, Subdivisions, as shown in Exhibits A-C, and move to include on the July 14, 2026, City Council meeting for a first reading.

Public hearing was opened at 6:33 pm.

There were no citizen comments.

Public hearing was closed at 6:33 pm.

Commissioner Gary Moss made a motion to recommend approval to the City Council to amend Chapter 10 of the Code of Ordinances, Subdivisions, as shown in Exhibits A-C, and move to include on the July 14, 2026, City Council meeting for a first reading. Commissioner Heather Greene seconded the motion. The motion passed unanimously with a vote of 6-0.

4. UPDATES

4A. Future Development Related Items.

James E. Cowey, Development Services Director, explained to the commission the changes that have been happening with businesses that have already come in and developed within the city and the ones that are interested in developing in the city.

4B. Development Services Department Monthly Project Volume Report.

James E Cowey, Development Services Director, presented the Building and Planning Development Services Department Monthly Project Volume Report for May.

4C. 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 Planning & Zoning Commissioners that particular items to be listed on future agendas.

5. ADJOURNMENT

Commissioner Heather Greene made a motion to adjourn the meeting at 6:46 PM. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

_____ _____

Chair Vice-Chair

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Consider and act to elect the Planning and Zoning Commission Chair for FY 2027.

AGENDA ITEM SUBMITTED BY:
James E. Cowey, Director of Development Services

BACKGROUND AND PURPOSE:
Per the Part I - Home Rule Charter, Section 12.01 - Planning and Zoning Commission, the Commission shall annually elect a Chair and a Vice Chair from among its membership.

ATTACHMENTS:
- None

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Consider and act to elect the Planning and Zoning Commission Vice Chair for FY 2027.

AGENDA ITEM SUBMITTED BY:
James E. Cowey, Director of Development Services

BACKGROUND AND PURPOSE:
Per the Part I - Home Rule Charter, Section 12.01 - Planning and Zoning Commission, the Commission shall annually elect a Chair and a Vice Chair from among its membership.

ATTACHMENTS:

- None

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Consider and act on the appointment of a Planning and Zoning Commission member to serve on the City of Bastrop's Transportation Master Plan Update Steering Committee.

AGENDA ITEM SUBMITTED BY:
Brittany Dullard, Planning Manager

BACKGROUND AND PURPOSE:
The City of Bastrop is updating its Transportation Master Plan to guide future transportation improvements, address growth, and identify long-term mobility needs.

As part of this process, the City is establishing a Steering Committee to provide input and guidance throughout the planning process. The committee will include representatives from City departments, City Council, the Planning and Zoning Commission, Main Street Advisory Board, Parks Board, Historic Landmark Commission, Bastrop Economic Development Corporation, Bastrop Chamber of Commerce, Bastrop ISD, Bastrop County, and two citizens at large. TxDOT will also participate in an advisory capacity.

The Planning and Zoning Commission has been asked to appoint one member to serve on the committee and provide input from a planning and land use perspective.

RECOMMENDATION:
Staff recommends that the Planning and Zoning Commission appoint one member to serve as its representative on the Transportation Master Plan Update Steering Committee.

ATTACHMENTS:
- None

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Conduct a public hearing, consider and act on a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SF-1), within the city limits of Bastrop.

AGENDA ITEM SUBMITTED BY:
James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	406 Cedar Street
Total Acreage:	0.818 acres
Legal Description:	0.818 acres out of Farm Lot 16, West of Main Street
Property Owner:	Mark Fittz and Michelle Fittz
Existing Use:	Single Family Residential
Existing Zoning:	Single Family Residential (SFR-1)
Future Land Use:	Neighborhood Residential

BACKGROUND AND PURPOSE:

The property located at 406 Cedar Street is currently zoned for single-family residential use. Within this zoning district, a second accessory dwelling unit requires approval of a Conditional Use Permit by the City Council following a recommendation from the Planning and Zoning Commission.

The property owner previously installed a yurt on the property to accommodate their daughter and is now requesting approval for a second accessory dwelling unit to house additional family members. The proposed unit would accommodate the family's evolving housing needs on the existing lot, allowing family members to reside on the same property without further subdivision.

POLICY EXPLANATION:

The purpose of a conditional use permit is to provide a public review process for certain uses that may be appropriate in a zoning district only if tailored to the site and context through conditions to ensure compatibility and protection of public health, safety, and welfare, consistent with Texas Local Government Code Ch. 211

Per Sec. 14.13.005 Conditional Uses F. Standards for Approval (Findings). City Council may approve a CUP (with or without conditions) only on finding that the application:

1) Is consistent with the Comprehensive Plan and the stated purpose of the zoning district.

The comprehensive plan identifies this property as neighborhood residential which 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.

2) Is compatible with and not detrimental to adjacent properties, considering building scale, site layout, hours, intensity, and expected external effects (noise, vibration, dust, odor, glare, traffic, on-street parking)

The proposed accessory dwelling unit (ADU) is not anticipated to adversely affect adjacent properties or create additional off-site impacts. On-site parking will be provided to accommodate the ADU and minimize potential parking impacts on neighboring properties and surrounding streets.

3) Provides adequate access, circulation, parking, and loading without creating unsafe conditions or undue congestion on the transportation network.

The site plan was reviewed to confirm that adequate parking is provided on the property and that its layout supports safe vehicle access and circulation without creating hazardous conditions for motorists or pedestrians.

4) Is served by, and will not overburden, public facilities and services (water, wastewater, drainage, police/fire/EMS), with any necessary improvements or phasing secured by conditions.

The property owner proposes to install an emergency access pathway designed to support the weight of fire apparatus and facilitate Fire Department access to the accessory dwelling unit (ADU). Because the ADU is located toward the rear of the lot, the pathway is intended to improve emergency vehicle access and enable fire personnel and equipment to reach the unit more readily.

5) Provides appropriate screening, buffering, lighting control, and site/operational measures to mitigate offsite impacts—especially where the site adjoins residential or P/OS districts.

The proposed accessory dwelling unit will meet the applicable setback requirements for the single-family residential zoning district. The property will retain its single-family residential zoning designation, and both the accessory dwelling unit and any associated site improvements will remain subject to all applicable zoning and development regulations.

6) Complies with all applicable overlay standards, adopted master plans, and other provisions of this Code.

The proposed use complies with the applicable standards of District 1832 and all other relevant provisions of this Code, including the requirements governing the use and development of the property.

7) Will not result in a material adverse cumulative effect in combination with other approved conditional uses in the area.

There are currently no other approved conditional uses in the area. The proposed use is not anticipated to create adverse cumulative impacts or interfere with the compatibility of

future conditional uses in the vicinity. Any future conditional use requests would be evaluated individually, taking into consideration the proposed use, surrounding development, and potential cumulative impacts.

PUBLIC COMMENTS:

A published notice was placed in the Elgin Courrier on October 1st, and mailed notices were mailed to 24 adjacent property owners within 200 feet of the property. At the time of this report, there was one public comment received in opposition and two public comments received in favor.

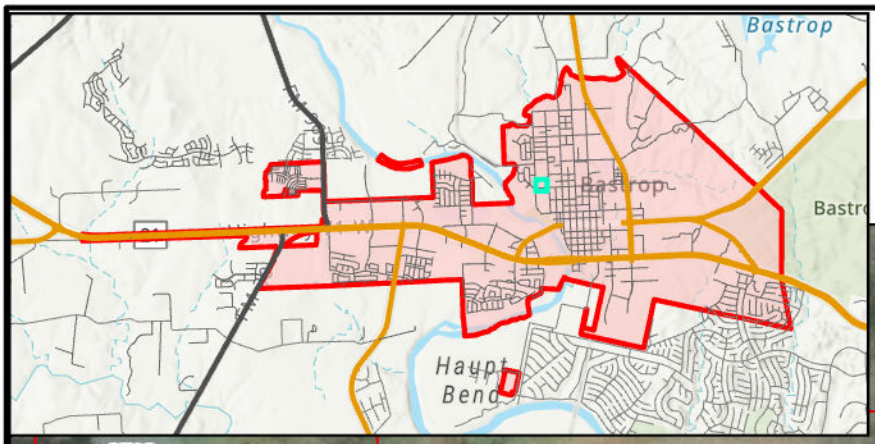
RECOMMENDATION:

Conduct a public hearing, consider and act on a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SF-1), within the city limits of Bastrop.

ATTACHMENTS:

1. Location Map
2. Site plan
3. ADU

EXHIBIT A



BASTROPTX
Heart of the Lost Pines / Est. 1832

Attachment 1
Notification Map

406 Cedar Street, Bastrop, TX 78602

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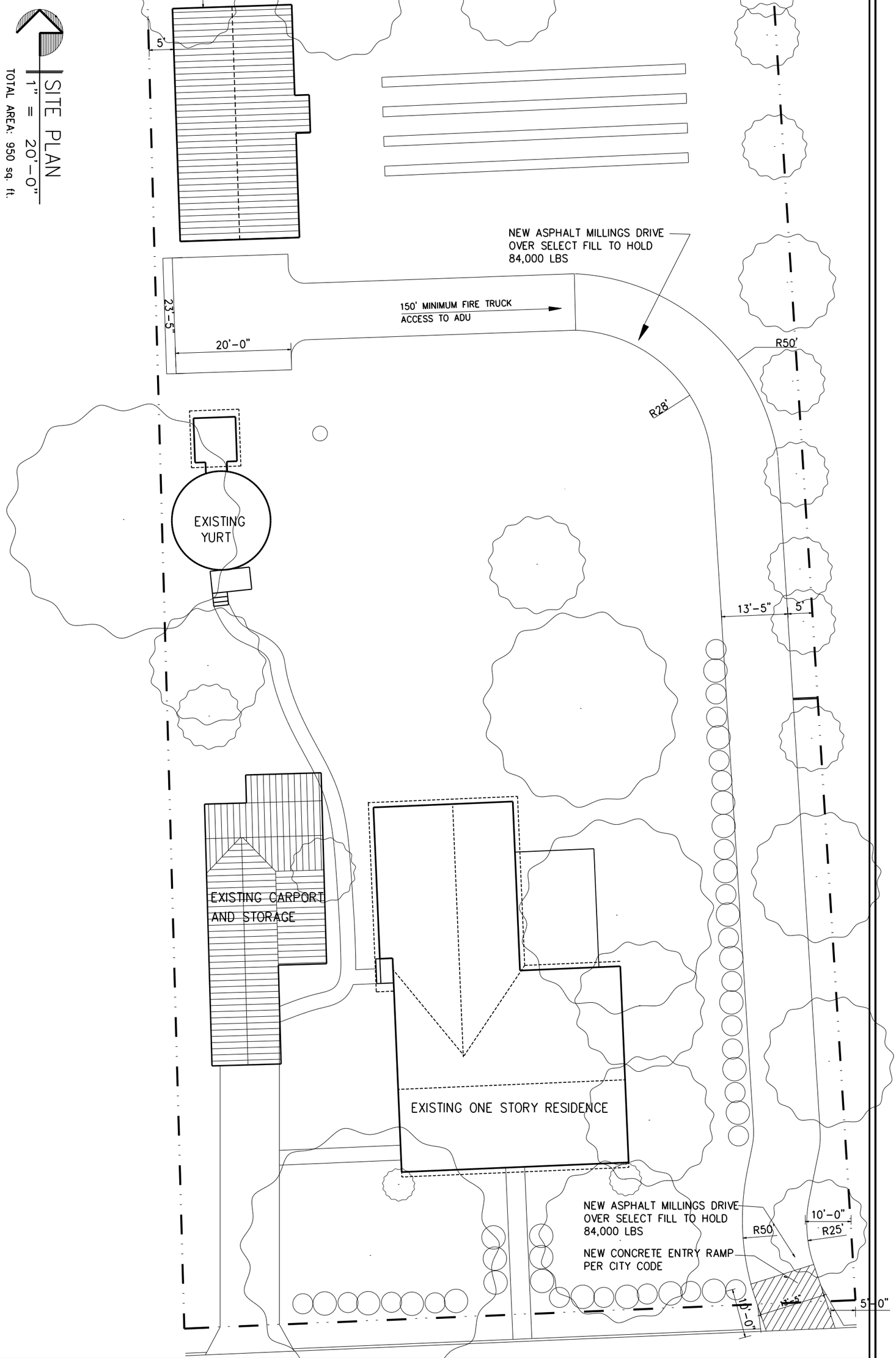
CITY OF BASTROP

0 50 100 150 200 US Feet

10/21/2026

Scale: 1:1,016

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

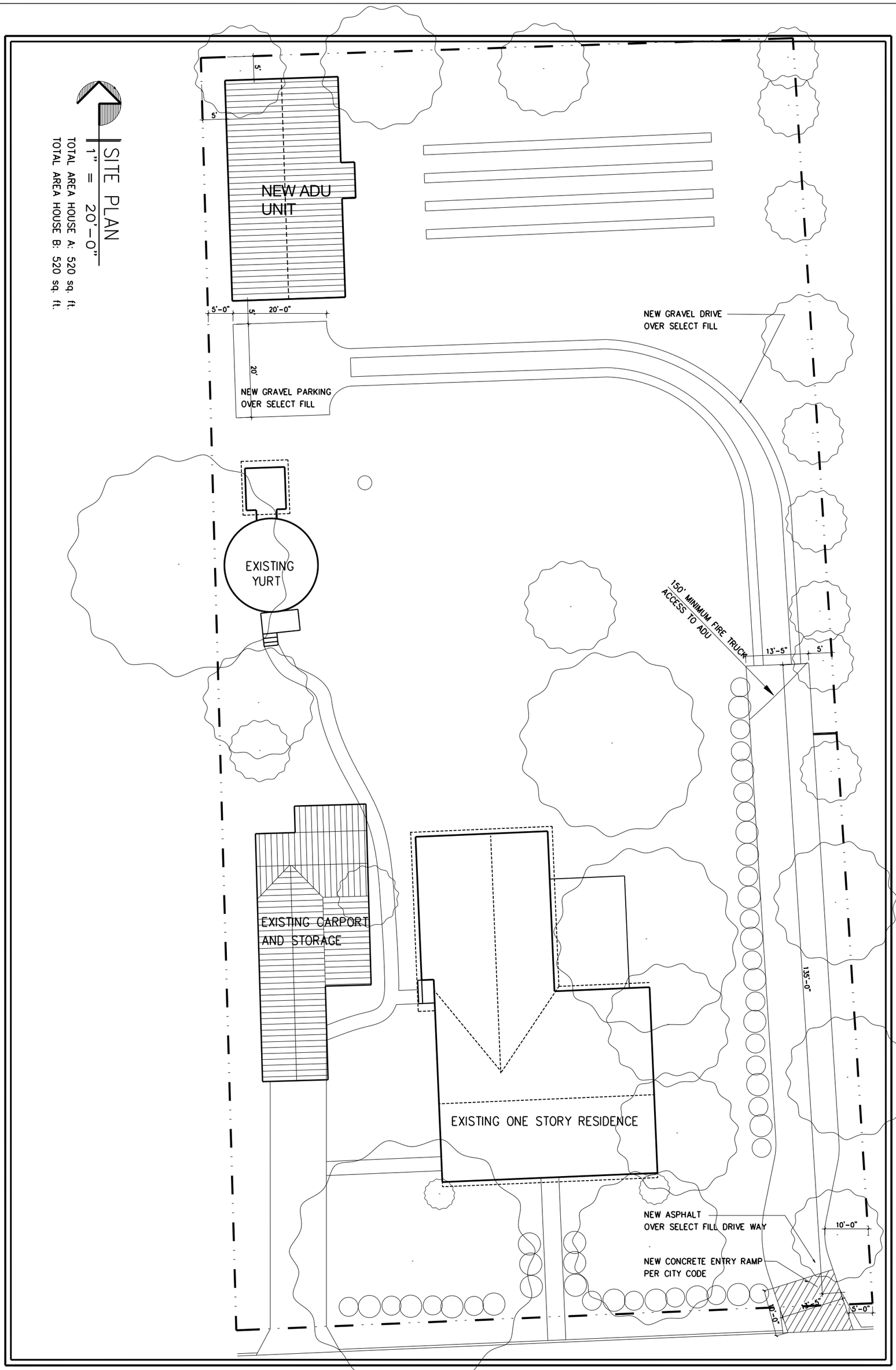


A1.00

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817.715.9540 MARK@STUDIOFITTZ.COM

NEW ACCESSIBLE DWELLING UNIT
FOR
MARK & MICHELLE FITTZ
406 CEDAR STREET BASTROP, TEXAS 78602

DATE: JUNE 2026
DRAWN BY: MDF
DESIGNED BY: MDF, FITTZ & SHIPMAN, INC.

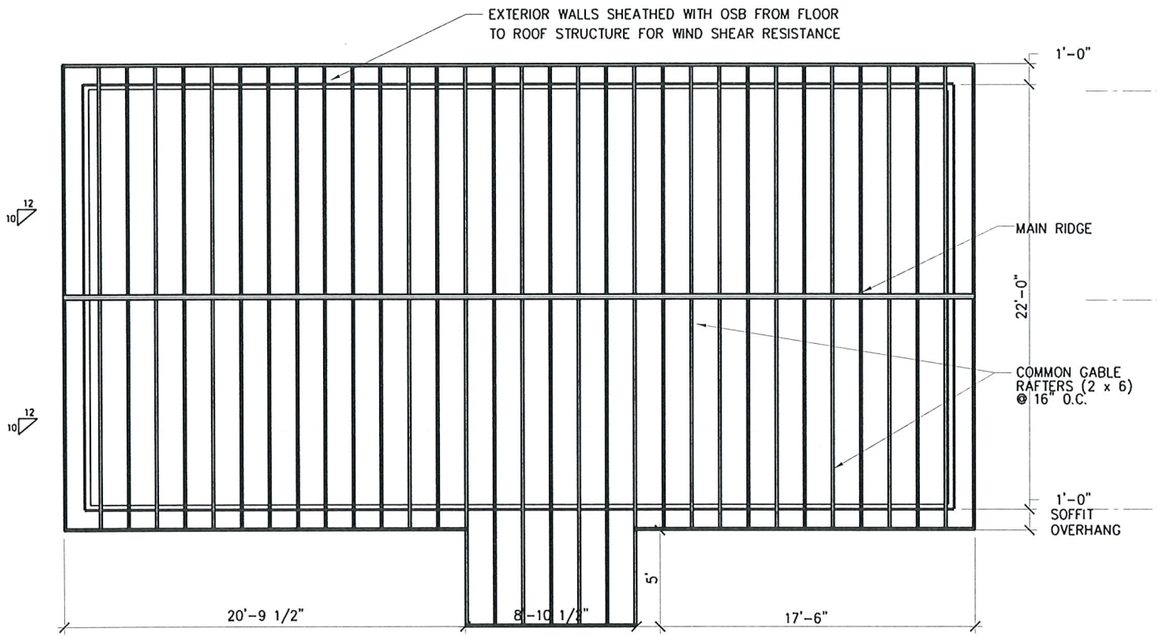


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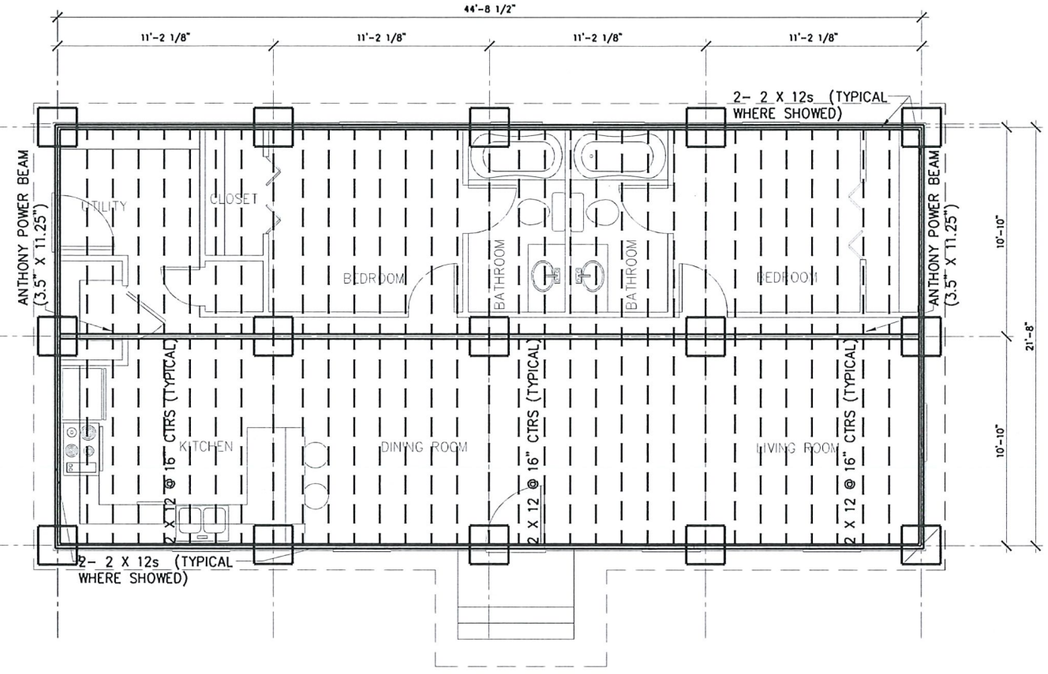
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817.715.9540 MARK@STUDIOFITTZ.COM

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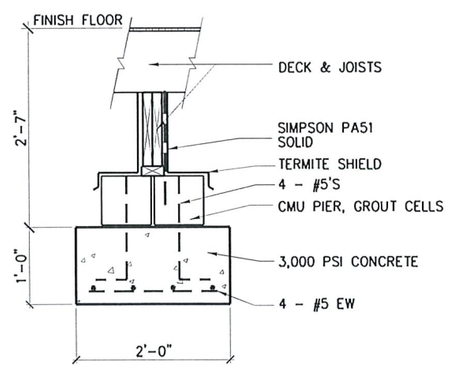
DATE: JUNE 2026
DRAWN BY: MDF
DESIGNED BY: MDF, FITTZ & SHIPMAN, IN



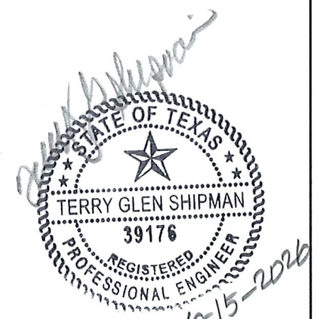
ROOF FRAMING & WALL BRACE PLAN
SCALE: 1/8"= 1'-0"



FOUNDATION PLAN
SCALE: 1/8"= 1'-0"



TYPICAL FOOTING
SCALE: 1/32"= 1'-0"



F&S # 24038 T3

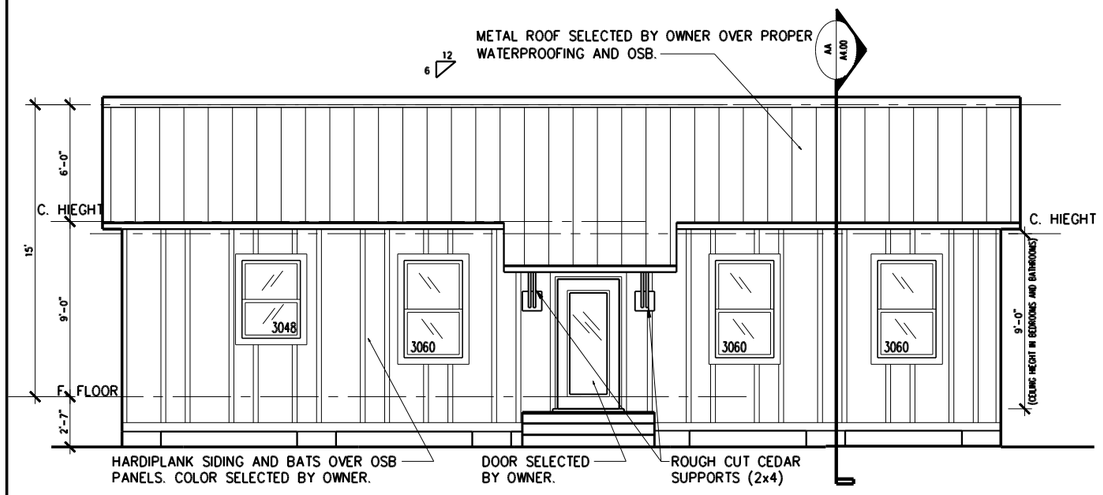
FITTZ & SHIPMAN, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
1405 CORNERSTONE COURT
BEAUMONT, TX 77706
(409) 832-7238

DATE: JUNE 2026
DRAWN BY: MDF
DESIGNED BY: MDF, FITTZ & SHIPMAN, INC.

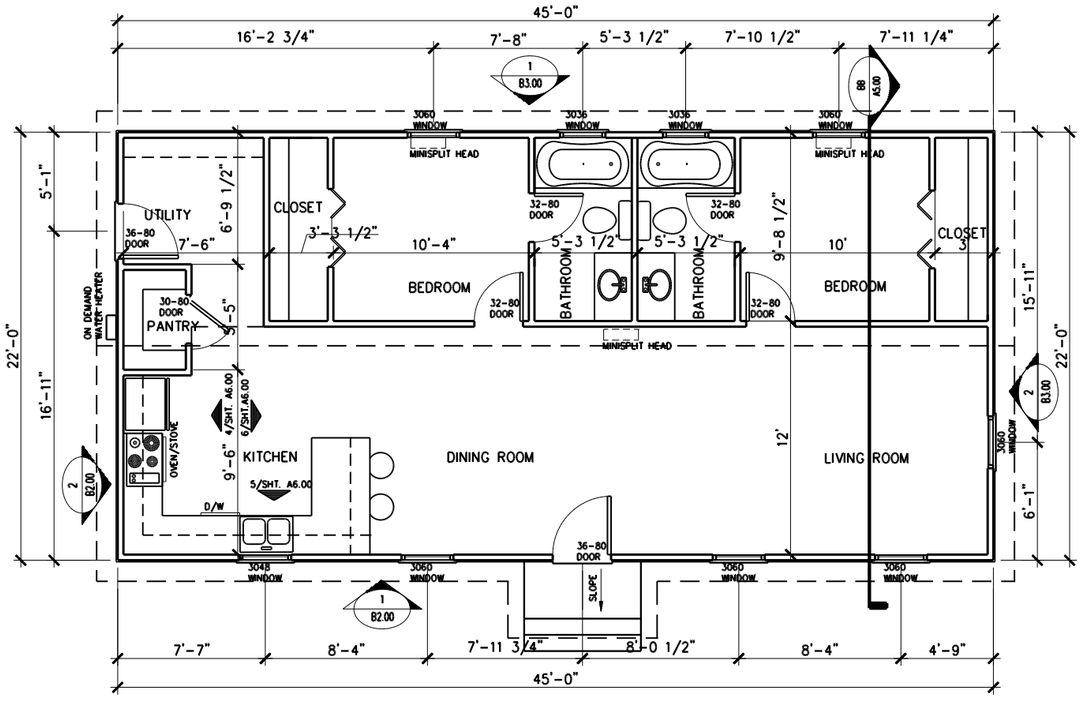
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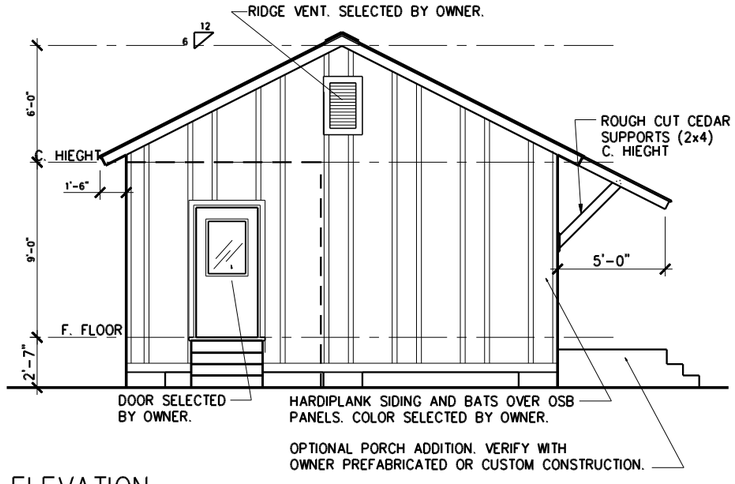


1 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



CONSTRUCTION FLOOR PLAN
SCALE: 1/8"= 1'-0"

TOTAL AREA: 950 sq. ft.



2 WEST ELEVATION
SCALE: 1/8"= 1'-0"

GENERAL NOTES:

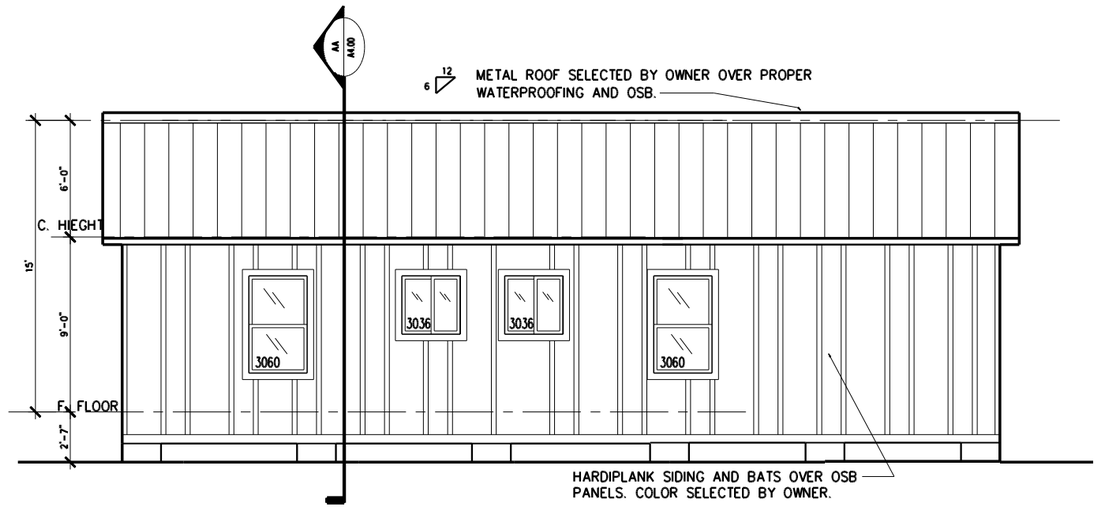
2. WATER HEATER TO BE LOCATED PER OWNERS SPECIFICATIONS.
3. REFERENCE ENGINEER'S STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL FOOTINGS, THEIR SIZING & ATTACHMENT DETAILS TO FLOOR SYSTEM.
4. HOUSE IS TO BE WRAPPED WITH 3/4" THK OSB TONGUE & GROOVE PANELS. STAGGER PANELS AT INSTALATION.
5. ALL EXTERIOR WALLS TO BE INSULATED WITH HARDIPLANK BOARD AND BAT SIDING. SEE SHEET A2.00 FOR DETAILS.
6. SHEETROCK APPLIED AT INTERIOR WALLS AND CEILINGS.
7. ALL CLOSETS TO HAVE ROD & SHELF. 9'-0" CEILINGS.
8. BEDROOMS AND BATHROOMS TO HAVE 9'-0" CEILINGS.
9. ALL FLOORS TO BE CHOSEN BY OWNER.
10. INTERIOR CEILINGS AND WALLS PAINTED TO OWNERS SPECIFICATION.

DATE: JUNE 2026
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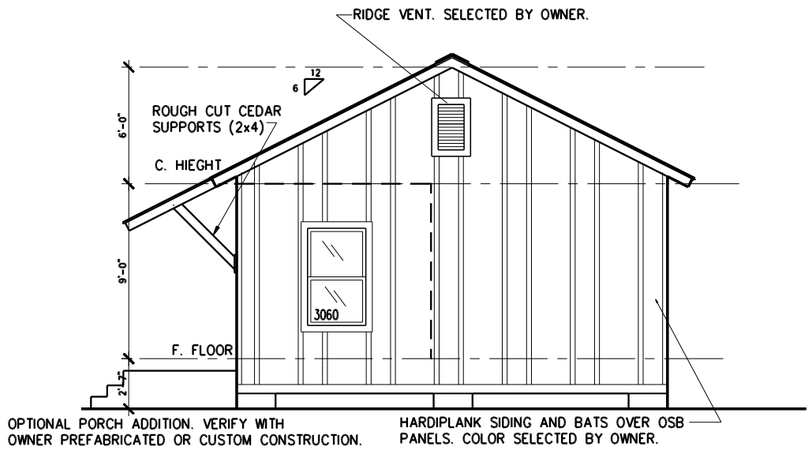
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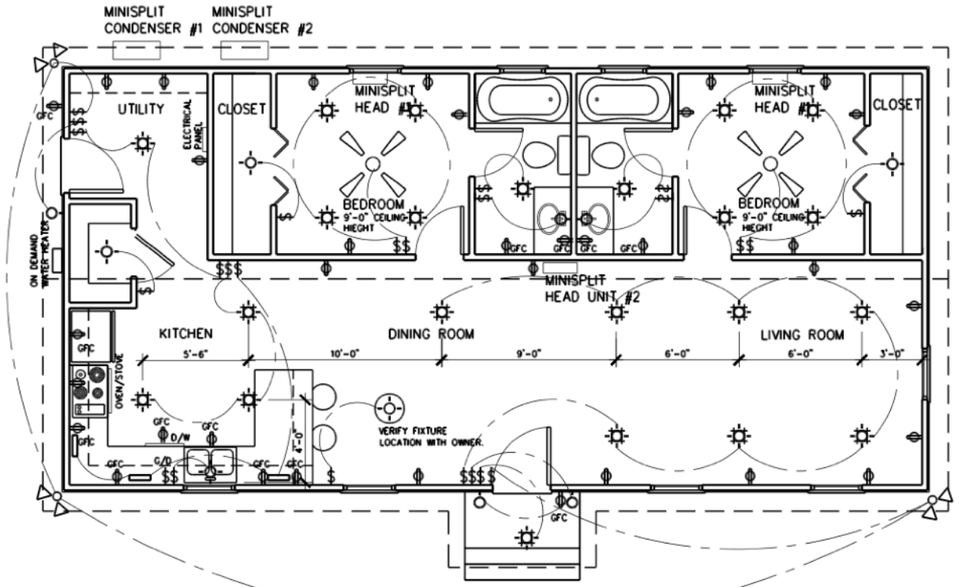
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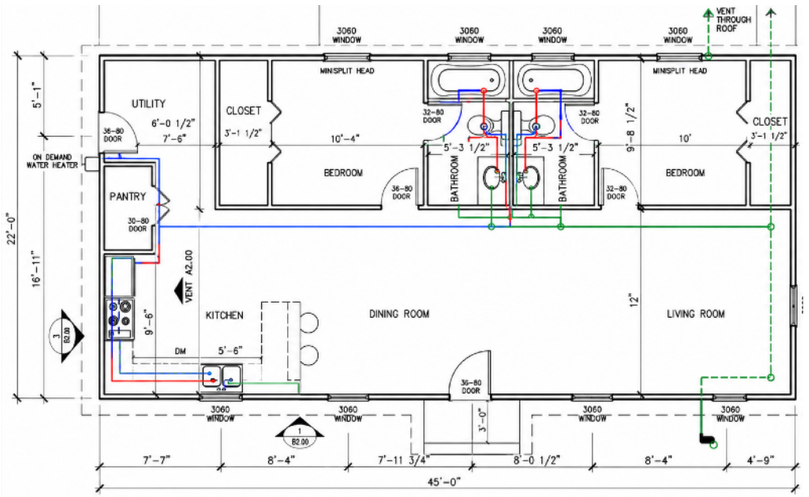
1 NORTH ELEVATION
SCALE: 1/8"= 1'-0"



2 EAST ELEVATION
SCALE: 1/8"= 1'-0"



ELECTRICAL PLAN AND MECHANICAL PLAN
SCALE: 1/8"= 1'-0"



PLUMBING PLAN

GENERAL NOTES:
1. ELECTRICAL PANEL TO BE LOCATED ON SITE PER OWNER'S SPECIFICATIONS.
2. A/C CONDENSER TO BE INSTALLED ON WEST SIDE OF HOUSE. CONSTRUCT PROPER STRUCTURE FOR SUPPORT.
3. VERIFY FIXTURE SPACING AND DIMENSIONS WITH SHEET A2.00 DIMENSIONS.
4. ALL FIXTURES SELECTED BY OWNER. VERIFY WITH OWNER EXACT LOCATIONS.
5. ALL OUTLETS AND SWITCHES INSTALLED PER BASTROP ELECTRICAL CODE.
6. HOT WATER HEATER TO BE LOCATED ABOVE BATHROOMS IN ROOF CAVITY. INSTALL PROPER WATER PROOFING AND STRUCTURAL SUPPORT.

ELECTRICAL/LIGHTING SCHEDULE

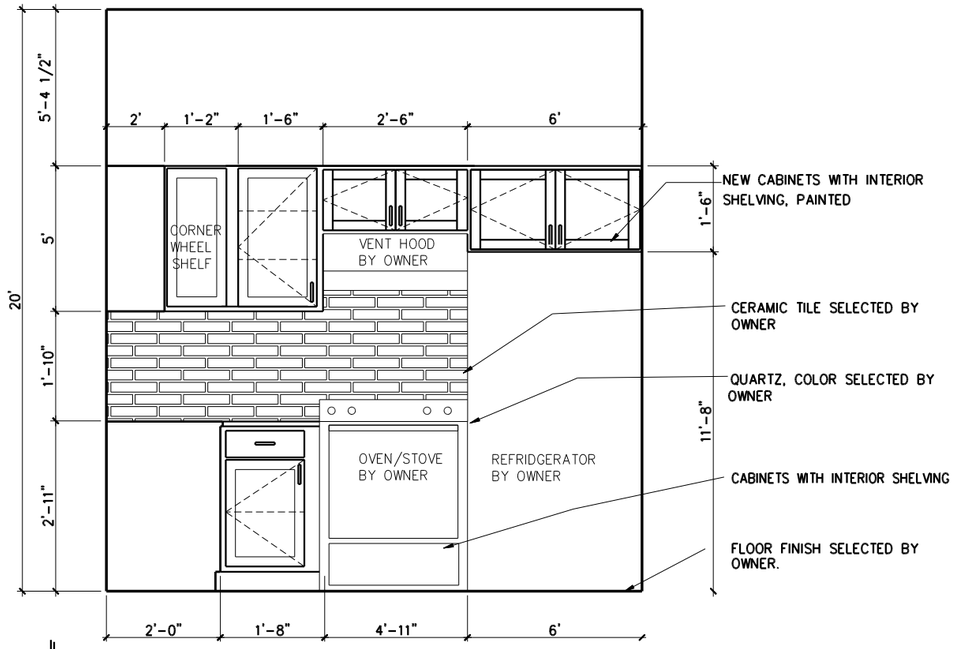
- DOWNLIGHT (WIDE ANGLE LUMINANCE)
- WALL FIXTURE
- REGULAR LIGHT BULB UNIT
- WALL SCONCE
- CHANDELIER
- EXTERIOR FLOODLIGHT
- LIGHT/FAN/HEATER
- CEILING FAN/LIGHT UNIT
- FLUORESCENT LIGHT FIXTURE SURFACE MOUNTED
- MULTIPLE LINEAR DOWNLIGHTS

DATE: JUNE 2026
DRAWN BY: MDF
DESIGNED BY: MDF, FITTZ & SHIPMAN, INC

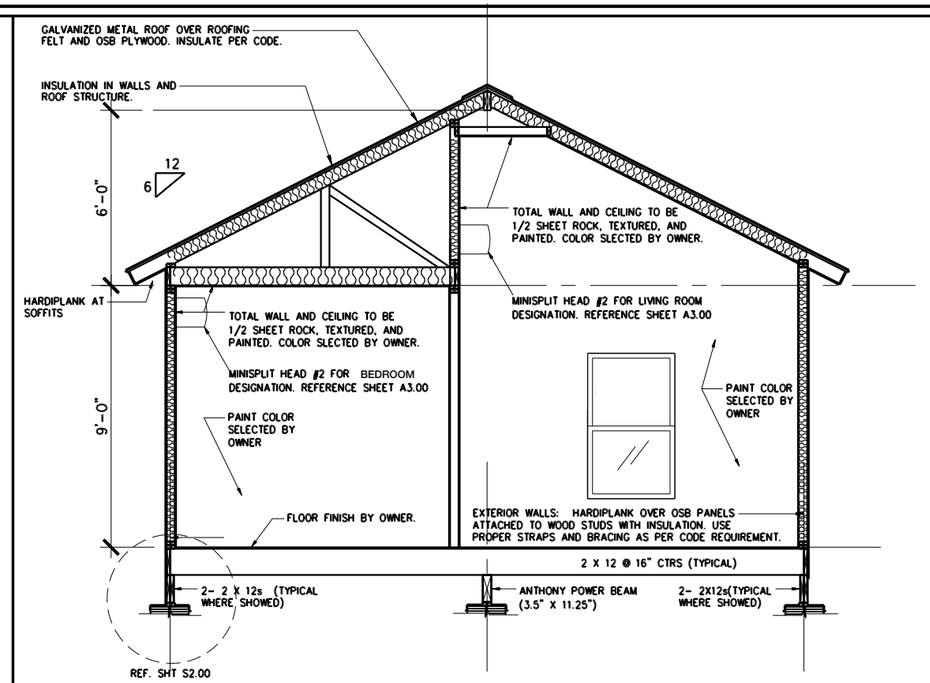
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A3.00



1 KITCHEN CABINETS

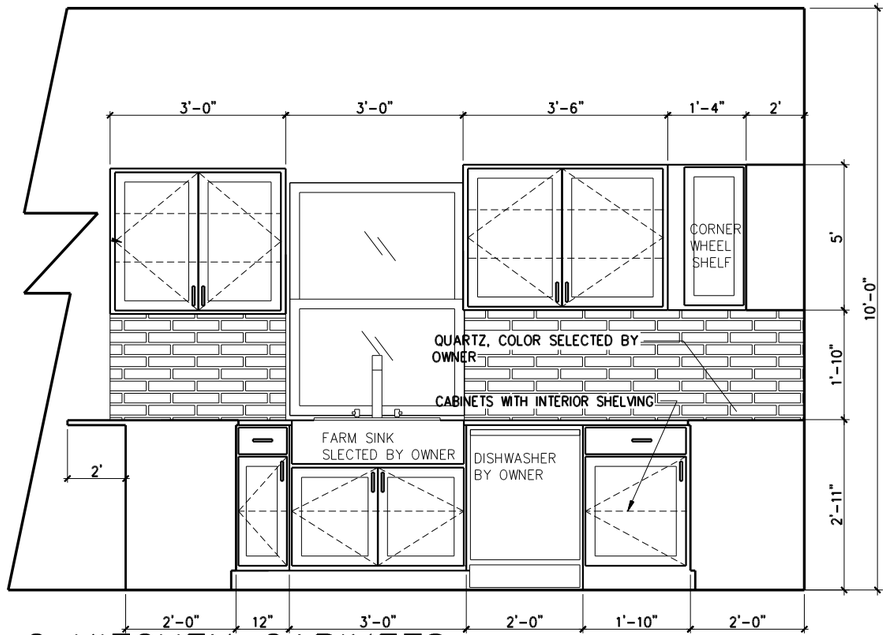


SECTION AA

SCALE: 3/16"= 1'-0"

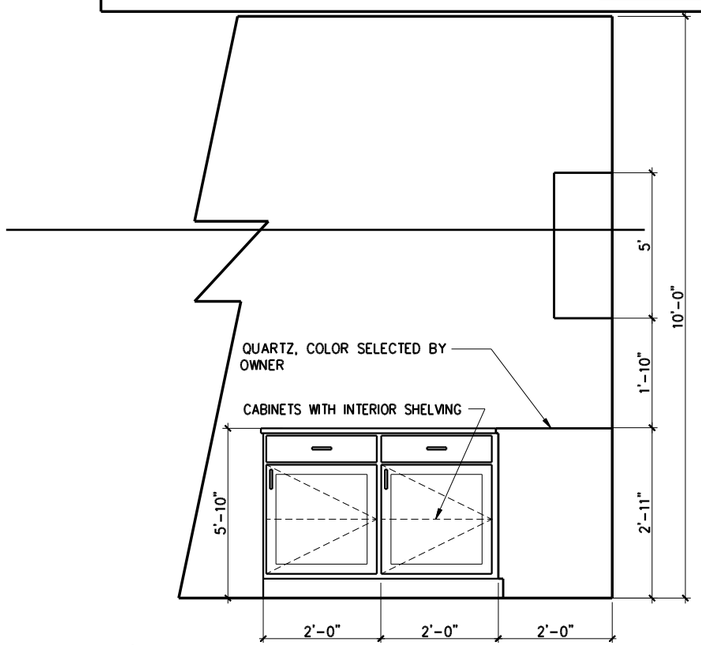
GENERAL NOTES:

1. ALL ROOF STRUCTURE ATTACHED TO STUD WALLS WITH HURRICANE STRAPS & BRACING PER CODE REQUIREMENTS.
2. ALL CEILING TREATMENTS IN INTERIOR AREAS TO BE GYPSUM BOARD TAPED, FLOATED, AND PAINTED (COLOR SELECTED BY OWNER).
3. REFER TO STRUCTURAL DRAWINGS FOR EXACT SIZES OF BEAMS AND LAYOUTS.



2 KITCHEN CABINETS

SCALE: 3/8"= 1'-0"



3 KITCHEN CABINETS

SCALE: 3/8"= 1'-0"

DATE: JUNE 2026
DRAWN BY: MDF
DESIGNED BY: MDF, FITTZ & SHIPMAN, INC.

NEW ACCESSIBLE DWELLING UNIT FOR MARK & MICHELLE FITTZ
406 CEDAR STREET BASTROP, TEXAS 78602

STUDIO FITTZ
DESIGN + BUILD
www.studiofittz.com
406 CEDAR STREET BASTROP, TEXAS 78602
817.715.9540 MARK@STUDIOFITTZ.COM

A4.00

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Conduct a public hearing, consider and act on a recommendation to City Council to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential, Residential Mixed Density and Corridor Commercial to Mixed-Use Corridor Commercial for the area being described as 169.971 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas. This development is more commonly known as Bastrop West.

AGENDA ITEM SUBMITTED BY:
James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	169 FM 20 Bastrop, TX 78602
Total Acreage:	169.971 acres
Acreage Rezoned:	169.971 acres
Legal Description:	169.971 acres out of the Nancy Blakey Abstract
Property Owner:	Palms Properties LLC
Agent Contact:	Philip Wanke/ PLACE Designers Inc
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Rural Residential
Proposed Zoning:	PDD Planned Development District
Current Future Land Use Designation:	Neighborhood Residential/Residential Mixed Density/ Corridor Commercial
Proposed Future Land Use Designation:	Mixed-Use Corridor Commercial

BACKGROUND/HISTORY:

The applicant has submitted a Planned Development District Zoning Application for *Bastrop West* (Attachment 4) requesting to rezone the property from **Rural Residential (RR)** to **Planned Development District (PDD) with a base zoning of Mixed Use and General Commercial** to allow for multiuse development. The current Future Land Use Map (FLUM) designation within the Comprehensive Plan does not support this rezoning request. Sec 14.13.002, *Zoning Procedures*, establishes that one of the criteria for approving a zoning change is consistency with the Comprehensive Plan and applicable master plans such as transportation, utilities, and/or parks/opens space). 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 adopted 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 Development 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, Residential Mixed Density and Corridor Commercial*. 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."
>
> ***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."
>
> ***Corridor Commercial*** – Auto-oriented retail, larger-scale commercial, and mixed-use developments along major roadways.

The applicant is requesting to amend the designation to *Mixed-Use Corridor Commercial*. As described in the Comprehensive Plan, this category is:

> ***Mixed-Use Corridor Commercial*** – A pedestrian-friendly mid-scale commercial designation that supports retail, office, service, and public/institutional uses with optional residential above.

The subject property is currently designated *Neighborhood Residential, Residential Mixed Density, and Corridor Commercial* on the Future Land Use Map and is surrounded by similar *Neighborhood Residential, Residential Mixed Density, and Corridor Commercial* designations, with *Mixed-Use Corridor Commercial* located on the south. The applicant is requesting a change to the Future Land Use Map from *Mixed-Use Corridor Commercial* to allow for rezoning to PDD with a base zoning of Mixed Use and General Commercial. This designation is intended to provide a variety of housing types at higher densities alongside commercial, retail, office, and mixed-use development. It promotes walkable, compact development that supports efficient infrastructure use and creates opportunities for residents to live, work, and access services within the same community. Higher-intensity commercial activity is concentrated in Bastrop's downtown, corridors, and regional centers, while limited neighborhood-serving commercial uses provide transitions between lower-density residential neighborhoods and more intense commercial.

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 Hearing will be held on October 29, 2026, at the Planning & Zoning Commission meeting and a public hearing will be held on November 3, 2026, at City Council meeting with the second reading being held on November 17, 2026.

(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 October 29, 2026, 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.

A public hearing will be held on October 29, 2026, at the Planning & Zoning Commission meeting and a public hearing will be held on November 3, 2026, at the City Council meeting.

A published notice was placed in the Elgin Courrier on October 1st, 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.

STAFF RECOMMENDATION:

Conduct a public hearing, consider and act on a recommendation to City Council to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential, Residential Mixed Density and Corridor Commercial to Mixed-Use Corridor Commercial for the area being described as 169.971 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas. This development is more commonly known as Bastrop West.

ATTACHMENTS:

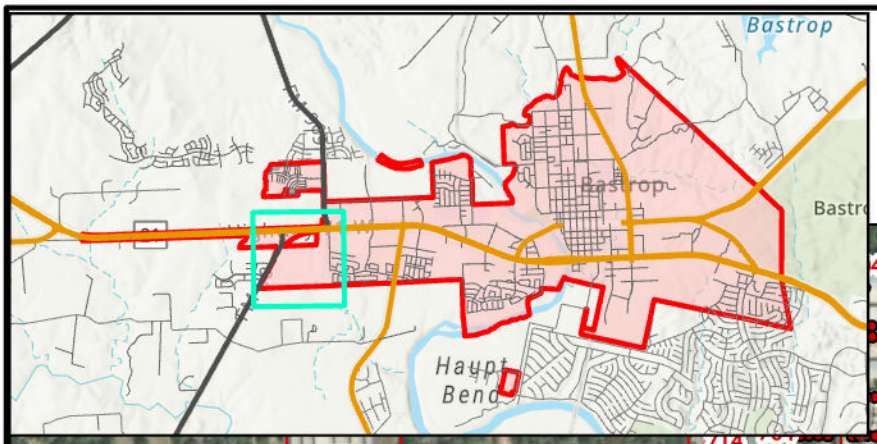
- Attachment 1 – Location Map
- Attachment 2 – Existing and Proposed Future Land Use Map
- Attachment 3 – Future Land Use Map Descriptions

EXHIBIT A

BASTROPTX

Attachment 1
Notification Map

169 FM 20, Bastrop, TX 78602



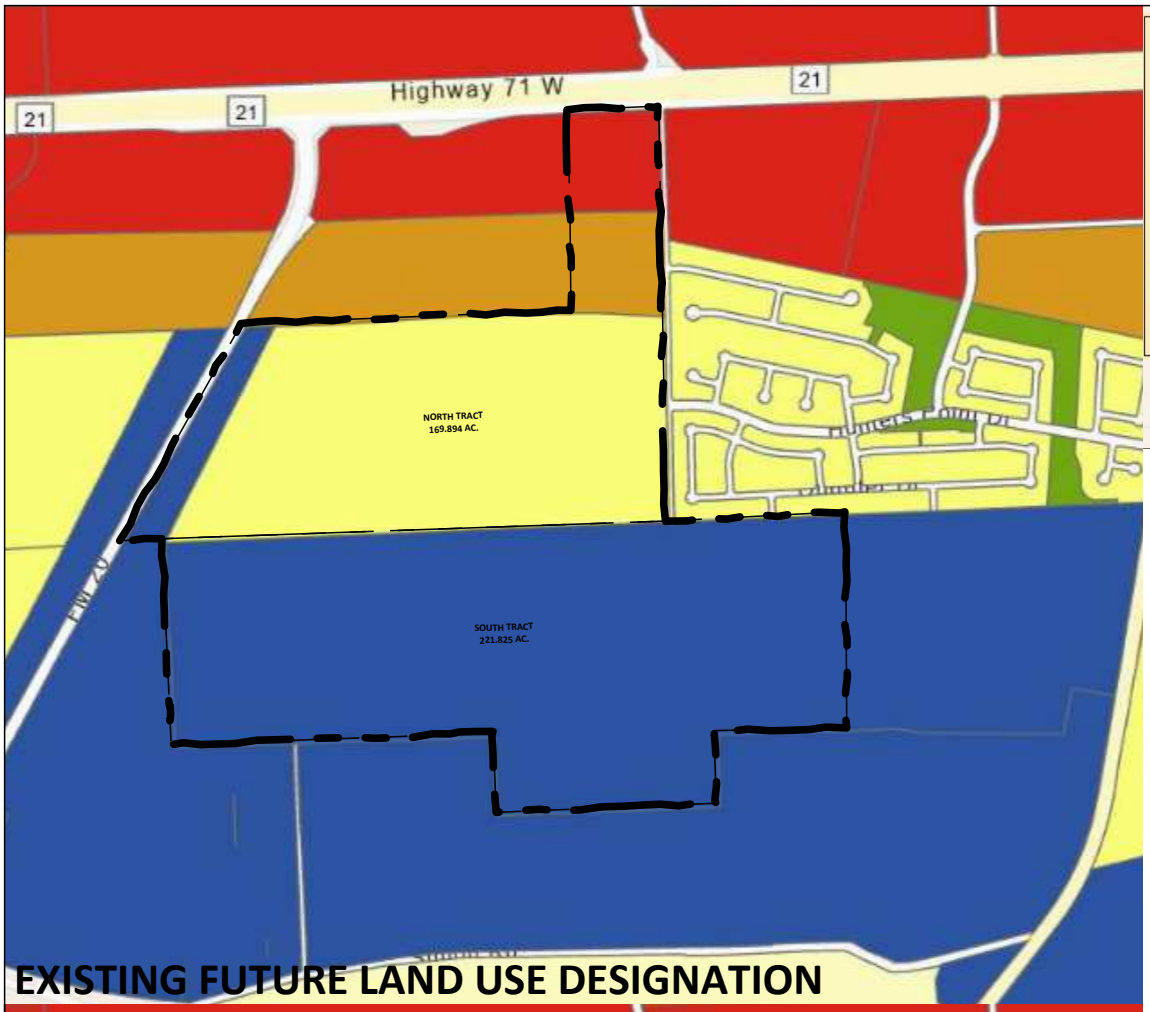
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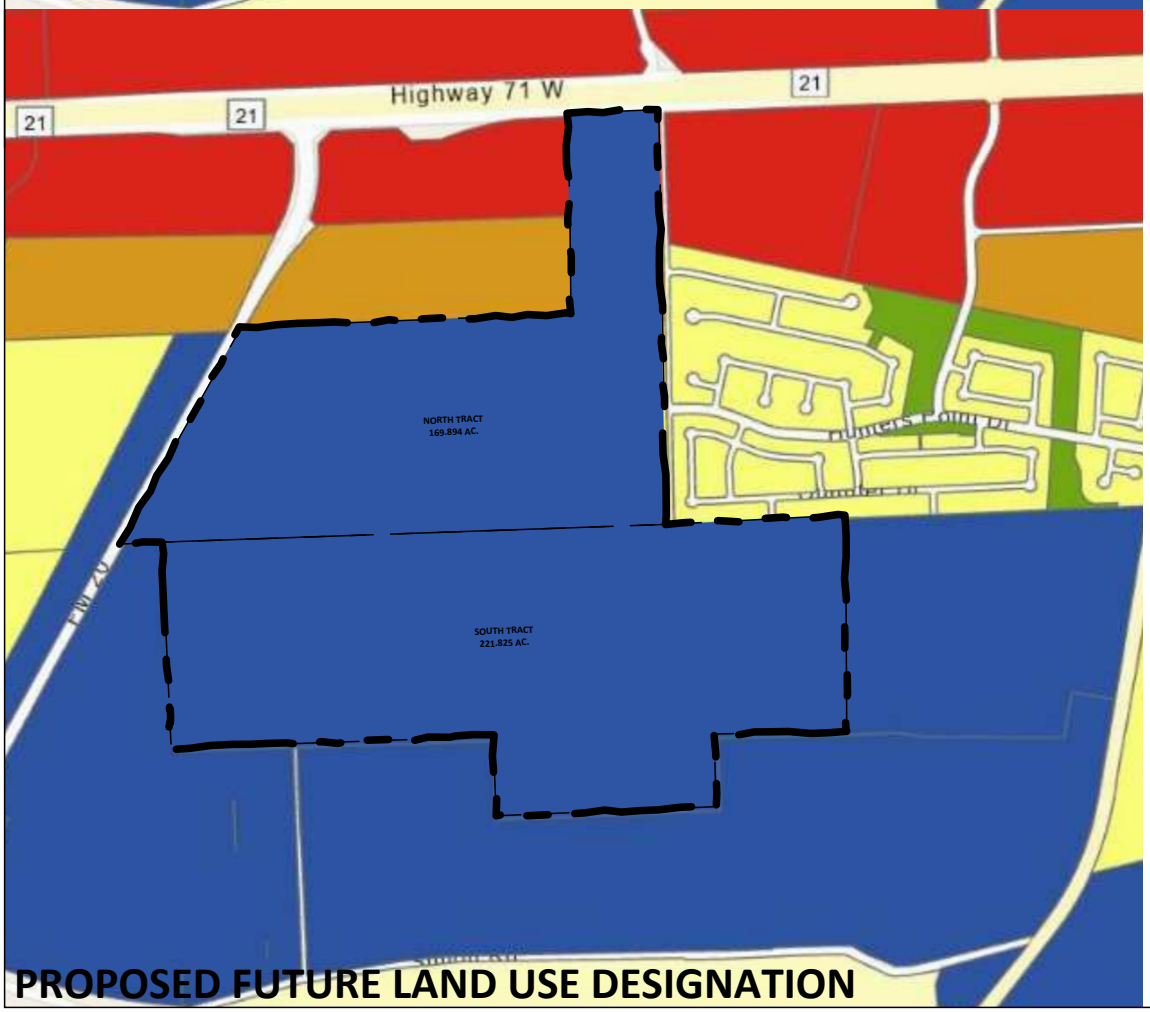
Scale: 1:8,117

10/21/2026

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



EXISTING FUTURE LAND USE DESIGNATION



PROPOSED FUTURE LAND USE DESIGNATION

BASTROP WEST

BASTROP, TEXAS

FUTURE LAND USE EXHIBIT A

SEPTEMBER 16, 2026

N

0 750 1,500FT

PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
T: [512] 238 8912 | F: [512] 238 8913 | PLACEdesigners.com

All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and sa submitted subject to errors, omissions, land pl changes, or other conditions. This land plan is conceptual in nature and does not represent a regulatory approval. Land plan is subject to ch

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. *Previously Rural Residential.*
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.*
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.*
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. *Previously General Commercial.*
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. *Previously General Commercial and Public and Institutional.*
Corridor Commercial	Auto-oriented retail, larger-scale commercial, and mixed-use developments along major roadways.	Targeted approach along main highway corridors. *Previously General Commercial.*
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. *Previously Industry.*

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.







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

INTENT AND CHARACTER

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

DEVELOPMENT INTENSITY

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.*

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, of Mix-Use Corridor Commercial. Likewise, Residential Mixed Density may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

DEVELOPMENT INTENSITY

- *Moderate density, with a mix of detached and attached housing options.*
- *Designed to provide seamless transitions between lower-density neighborhoods and higher-intensity residential or mixed-use areas.*
- *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

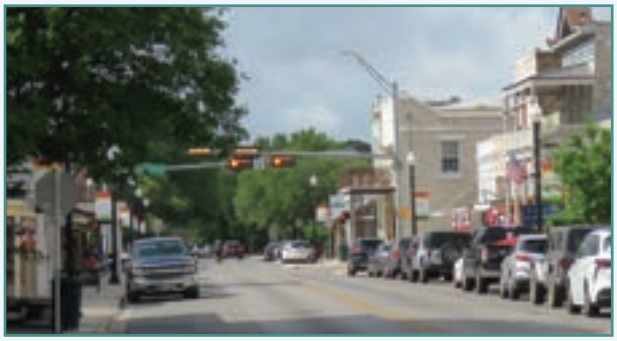
- ***Site Design and Layout:*** *Flexible building configurations should allow for adaptation to different uses over time. Buildings should address the street and create a walkable, pedestrian-friendly frontage.*
- ***Multi-modal Connectivity:*** *Sites should be connected to sidewalks, transit routes, 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 Commericial 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.







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

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.*

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Conduct a public hearing, consider and act on a recommendation to the City Council on a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 169.73 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and PID 25125, Bastrop, TX 78602.This development is more commonly known as Bastrop West.

AGENDA ITEM SUBMITTED BY:
Brittany Dullard, Planning Manager

ITEM DETAILS:

Site Location:	East of FM 20, south of State Highway 71
Total Acreage:	Approximately 391.56 acres
Acreage Rezoned:	Approximately 391.56 acres
Property IDs:	PID 108532 and PID 25125
Property Owner:	Palms Properties, LLC
Agent Contact:	Vanessa Liu, Place Designers
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Rural Residential (RR)
Proposed Zoning:	Planned Development District (PDD), with Mixed Use (MU) and General Commercial (GC) base zoning districts
Overlay District:	None
Existing Future Land Use:	Mixed-Use Corridor Commercial, Residential Mixed Density, and Neighborhood Residential
Proposed Future Land Use:	Mixed-Use Corridor Commercial

BACKGROUND/HISTORY:
The applicant has requested Planned Development District zoning for approximately 391.56 acres located east of FM 20 and south of SH 71. The property consists of an approximately 169.73-acre northern tract and a 221.825-acre southern tract and is commonly known as Bastrop West. The property owner submitted a voluntary annexation petition for the southern tract on June 10, 2026.

The Bastrop West PDD proposes a master-planned, mixed-use development incorporating commercial, medical, hospitality, office, residential, institutional, recreational, open space, and supporting uses. The concept includes a medical mall/healthcare complex, hotel and convention center, retail and office uses, multifamily and townhouse development, senior housing, parks, trails, and regional drainage facilities.

The PDD establishes two primary sub-districts. Parcels 1 through 7 use General Commercial (GC) as the base district and are intended primarily for commercial, medical, hotel, office, retail, and service uses. Parcels 8 through 14 use Mixed Use (MU) as the base district and are intended for residential and supporting commercial uses.

The BDC defines a PDD as a site-specific legislative zoning district intended to provide flexibility for integrated development while achieving equal or superior outcomes compared with conventional base zoning. The approved PD Master Plan and Development Standards Matrix become the governing development standards, with the BDC applying where the PDD is silent.

The MU District is intended to support compact, walkable development with a variety of housing types and neighborhood-serving commercial uses. The GC District is intended for higher-intensity commercial, retail, office, mixed-use, and regional-serving development along corridors and activity centers.

Key PDD Modifications
The PDD generally follows MU and GC standards except where specifically modified. Major modifications include allowing hotel and medical buildings in the GC area up to 84 feet/6 stories, allowing individual GC lots up to 80% impervious cover while maintaining a 65% aggregate maximum, allowing MU buildings up to 70 feet/5 stories, and allowing individual MU lots up to 70% impervious cover while maintaining a 60% aggregate maximum. The MU area also includes modified residential lot and setback standards, a multifamily density cap of 20 units per acre, a single-family density cap of 6 units per acre, and a limitation that residential uses may not exceed 50% of the total MU acreage.

ANNEXATION:
The 221.825-acre southern tract was within the City's statutory ETJ when the applications were submitted. Ordinance No. 2026-19 provides for voluntary annexation of this tract and establishes Rural Residential (RR) as the default zoning upon annexation.

The annexation ordinance was scheduled for first reading on October 13, 2026, and second reading on October 27, 2026.

INFRASTRUCTURE:

Water and Wastewater
The applicant is coordinating with Aqua Water Supply Corporation regarding water availability and capacity. Final demand and infrastructure requirements will depend on the specific uses and densities developed within each phase.

The annexation Municipal Service Plan provides that wastewater service will be provided by the City of Bastrop. Final line sizing, extensions, connection points, easements, and capacity will be determined during subdivision and engineering review.

Electric and Gas
Electric service is anticipated through Bluebonnet Electric Cooperative, with final load and infrastructure requirements evaluated as individual phases develop.

Natural gas service will be provided by Centerpoint.

Police and Fire
The Municipal Service Plan provides for police protection by the City of Bastrop Police Department and emergency and fire protection through the City's Fire Department following annexation.

DRAINAGE:
The PDD incorporates regional detention and drainage corridors into the overall open-space system. Final drainage calculations, detention requirements, easements, grading, and infrastructure will be reviewed through subsequent subdivision, Public Improvement Plan, and Site Development Plan applications.

The BDC requires drainage facilities within a PDD to comply with the City's adopted drainage standards.

TRAFFIC AND CIRCULATION:
The BDC requires a Traffic Impact Analysis when development is expected to generate at least 100 new peak-hour trips or 1,000 new average daily trips, or when required due to safety or operational concerns. PDD applications may require a TIA, but the BDC also allows the Director to waive or defer the requirement at the zoning stage.

For this PDD, the Director has deferred the project-wide TIA, at the applicant’s request, because the final mix, density, and timing of uses across the 14 proposed parcels are not sufficiently defined to establish reliable trip-generation assumptions. Traffic analyses will instead be required as individual portions of the project proceed through development. The PDD requires a TIA prior to preliminary plat approval or when development is expected to materially affect surrounding streets.

The conceptual circulation plan includes primary multimodal streets and local connector streets providing internal connectivity and connections to the surrounding roadway network.

TREE PRESERVATION:
Because the property exceeds five acres, the BDC requires a preliminary tree survey with the PDD application. Detailed tree surveys and Tree Removal and Preservation Plans are required with subsequent development applications or prior to land disturbance.

The applicant submitted a Heritage Tree Inventory identifying trees from a sample of the northern portion of the site, by condition. The PDD prioritizes preservation of healthy heritage trees while recognizing that some removals may be necessary for roads, utilities, drainage, and other infrastructure. Final removal, preservation, mitigation, and replacement requirements will be reviewed during subsequent development review.

OPEN SPACE AND PARKLAND:
The PDD proposes an integrated system of parks, trails, greenbelts, drainage corridors, regional detention, and publicly accessible open space.

Section 9.4 of the PDD states that approximately 14% of the gross project acreage, excluding public rights-of-way, will be included within the open-space system. Exhibit H currently identifies approximately 45.2 acres as open space/parkland.

Final parkland dedication, improvements, ownership, maintenance, and fee-in-lieu requirements will be determined during platting in accordance with Chapter 10 unless otherwise modified by the PDD.

PUBLIC NOTICE:
The BDC requires a public hearing before the Planning and Zoning Commission followed by City Council consideration. For PDDs, mailed notice is provided to property owners within 500 feet and a zoning notice sign must remain posted through final Council action.

Newspaper Notice: October 1, 2026
Mailed Notice: October 12, 2016
Zoning Sign Posted: October 2, 2026
Written Comments Received: At the time of this staff report, we have received **1** comment in favor, and **1** comment opposed.

If the Planning and Zoning Commission unanimously recommends denial, the BDC requires a three-fourths vote of all City Council members for Council approval.

COMPLIANCE WITH THE 2036 COMPREHENSIVE PLAN:
The adopted Future Land Use Map currently identifies the property as a combination of Mixed-Use Corridor Commercial, Residential Mixed Density, and Neighborhood Residential. The applicant has concurrently requested an amendment to designate the entire property as Mixed-Use Corridor Commercial.

The Comprehensive Plan describes Mixed-Use Corridor Commercial as a pedestrian-friendly corridor designation supporting a mix of commercial, office, residential, institutional, and employment-generating uses with an emphasis on walkability, multimodal access, and coordinated development.

The proposed PDD includes many of these elements and is located along two major transportation corridors, SH 71 and FM 20. If the concurrent Future Land Use Map amendment is approved, the entire property would have a common Mixed-Use Corridor Commercial designation prior to final PDD zoning action.

FISCAL IMPACT:
The Bastrop West project involves a potential public-private partnership between the developer and the City.

The proposed development includes a medical mall complex and a hotel/convention center, with the hotel/convention center anticipated to be considered under the City's Qualified Hotel Project framework.

Adoption of the PDD does not commit City funds or establish or approve any specific public-private partnership framework at this time. If a public-private partnership or related financial agreement is proposed, it will be brought forward at a future date for separate consideration and approval by the City Council.

RECOMMENDATION:
Conduct a public hearing and consider and act on a recommendation to the City Council regarding the request to rezone approximately 391.56 acres from Rural Residential (RR) to Planned

Development District (PDD), with Mixed Use (MU) and General Commercial (GC) base zoning districts, for the development commonly known as Bastrop West.

The Commission should consider the PDD approval criteria established by the Bastrop Development Code, including consistency with the Comprehensive Plan, whether the PDD provides equal or superior outcomes compared with the base zoning, availability of adequate public facilities, and whether the PD Master Plan and Development Standards Matrix are clear and enforceable.

ATTACHMENTS:

- Attachment 1: Bastrop West PDD Document (Proposed)
- Exhibit A: Property Map
- Exhibit B: Conceptual Land Use Plan
- Exhibit C: Sub-District Map
- Exhibit D: Phasing Plan
- Exhibit E: Heritage Tree Survey
- Exhibit F: Preliminary Tree Preservation Plan
- Exhibit G: Survey
- Exhibit H: Open Space Plan
- Exhibit I: Circulation Plan
- Attachment 2: Annexation Exhibit (Proposed)
- Attachment 3: Municipal Service Plan Agreement (Proposed)

PLANNED DEVELOPMENT DISTRICT (PDD)

BASTROP WEST

August 2, 2026

1. PURPOSE & INTENT

The goal of the Bastrop West PDD and Mixed Use Project is to promote a range of development within an overall Master Plan, street network, public space, and sustainable infrastructure framework that will become a vibrant, walkable, and ecological neighborhood for the City of Bastrop, Texas. The vision for this new planned development district builds upon the recent growth and momentum that has shaped the City of Bastrop into one of Austin's most desirable regional suburban centers, setting a new standard for building the highest quality suburban development that serves residents, businesses, and visitors alike. Bastrop West will join major regional transportation pathways and be fully connected to historic sites like Main Street & Old Town to the east and developing residential districts to the west. Pedestrian trails & pathways throughout the development will assure interaction with nature and protection of heritage trees within an exciting mixed-use development.

Bastrop West is designed as a destination for residential, commercial and retail activity near major connecting highways just west of the Colorado River, less than 1 mile from City Hall and the Central Business District. This PDD is located on the western edge of Bastrop with access from State Hwy 71 and FM 20. This approximately 391-acre area sits within the City limits. The entire site is relatively flat with excellent street frontage and access from multiple directions: west, north and east. The land gradually drains to the south into the Colorado River basin. The property has been in agricultural land use as pasture and grassland. This PDD thoughtfully protects heritage trees within the entire development area. Terraced ponds and storm detention areas are strategically designed with walkable pedestrian trails intended as natural amenity areas and open space.

The City of Bastrop enjoys significant visibility and adjacency to both Austin and Houston. As population growth continues to encroach on Bastrop from both major metropolitan areas, the Bastrop West PDD provides a mix of commercial and retail activity within a concentrated setting of multifamily apartments, condominiums, townhomes, and retail venues. Bastrop West will become the western gateway to the City along westbound Hwy 71. The project is envisioned as a prominent mixed-use destination serving residents, visitors, employers, healthcare providers, and regional businesses. Bastrop West will be a mixed-use district within an established and growing historic City.

The purpose of the Bastrop West PDD is to guide the future development of the property, located near the corner of SH 71 frontage road and FM 20 intersection. Inspired by a new appreciation for convenient, "live-work" environments, this PDD brings nature closer to an evolving culture of work-from-home settings. The development offers much-needed, convenient retail sites surrounding a central hotel/convention center venue and a regional health care & hospital facility.

The Bastrop West PDD is intended to provide flexibility in site planning, building placement, circulation, infrastructure, and development standards that cannot be efficiently achieved through conventional zoning districts alone. Through a coordinated master planning approach, the PDD allows the integration of complementary land uses, shared infrastructure, open space preservation, and phased development while maintaining consistency with the goals and policies of the City of Bastrop Comprehensive Plan.

A. Bastrop West is intended to be a diverse multi-generational, mixed-use, residential neighborhood that includes retail streets, a neighborhood office complex, senior facilities, hotel, convention center, hospital / urgent care facility, a community center, childcare, with multi-family and townhouse residential units within a neighborhood trail and park-like setting.
B. The objective of the Bastrop West is to build a mixed-use community that is both highly sustainable and unique in character, while offering a range of amenities for residents, set within an attractive pedestrian environment. The development is also intended to create significant employment opportunities through healthcare, hospitality, office, educational, research, and commercial uses that support the continued growth of Bastrop and the surrounding region.
C. Bastrop West’s land use strategy focuses on several key sites for a premier Hotel & Convention Center and nearby Hospital / Medical Mall hub with adjacent retail and commercial space. Residential neighborhood parcels are intended in the southern portion of the site within convenient walking distance to retail and service uses. The result will be a well-planned, phased mixed-use development in which residents and business owners can easily engage in a wide range of services, businesses, public spaces, health care, entertainment, education, recreation, supporting amenities, and nature trails without requiring the use of cars.
D. The project supports the City of Bastrop Comprehensive Plan by directing growth to a major transportation corridor, expanding housing choices, promoting economic development, encouraging walkable mixed-use development patterns, and preserving significant open space, natural drainage features, and heritage trees. Bastrop West will expand the City's commercial tax base while providing regional healthcare, hospitality,

employment, and retail services that strengthen Bastrop's role as a regional destination within Central Texas.

2. PLANNING FRAMEWORK & PDD BENEFITS

The Bastrop West PDD is intended to provide flexibility in site planning, building placement, circulation, infrastructure, and development standards that cannot be efficiently achieved through conventional zoning districts alone. Through a coordinated master planning approach, the PDD allows the integration of complementary land uses, shared infrastructure, and phased development while maintaining consistency with adopted City planning objectives.

The development is expected to create significant employment opportunities and expand access to healthcare, hospitality, commercial, educational, and professional services within the region.

The project advances the goals of the City of Bastrop Comprehensive Plan through coordinated growth, expanded housing opportunities, economic development, and preservation of important natural features while strengthening Bastrop's role as a regional destination.

3. PROPERTY

The Bastrop West PDD consists of approximately **391.719 acres of land** under unified control, generally located south of State Highway 71 and east of FM 20, within the City of Bastrop.

The PDD includes the following tracts:

- **North Tract**: Approximately 169.894 acres, identified as Bastrop County Property ID 108532, legally described as *ABS A98 Blakey, Nancy, 169.7280 acres*.
- **South Tract**: Approximately 221.825 acres, identified as Bastrop County Property ID 25125, legally described as *ABS A56 Rousseau, Mozea, 220.0900 acres*.

A map depicting the PDD boundary, parcel limits, and current jurisdictional status is included as **Exhibit A – Property Map**.

The PDD zoning regulations shall apply to all property within the City limits upon adoption of this ordinance and shall apply to property within the ETJ upon **annexation** into the City of Bastrop in accordance with applicable law.

4. APPLICABILITY OF CITY ORDINANCES

This PDD shall be applicable to zoning as it applies to all portions of the Property. Development shall comply with this ordinance, the approved Master Plan, and the Development Standards Matrix adopted herewith.

Except where expressly modified by this PDD, development shall comply with the applicable provisions of the Bastrop Development Code. All plats, site development plans, and building permits shall be substantially consistent with the Master Plan and Development Standards Matrix.

Where a conflict exists between this PDD, the Development Standards Matrix, and the Bastrop Development Code, the provisions of this PDD shall control. Where this PDD is silent, the Bastrop Development Code shall apply.

5. BASE ZONING DISTRICTS

The Bastrop West PDD is established as a custom zoning district and is generally consistent with the City of Bastrop's **Mixed Use (MU)** and **General Commercial (GC)** zoning districts. Each parcel within the PDD is assigned a base zoning designation, which establishes the applicable standards where this PDD or the Development Standards Matrix does not modify them.

Parcel-based base zoning is identified in Table 5.A and depicted on **Exhibit B – Conceptual Land Use Plan**. Each designation applies only to the parcel to which it is assigned.

Table 5.A: Parcel Base Zoning

Parcel No.	Base Zoning	Approx. Acreage	Purpose
1	General Commercial (GC)	22.0	Commercial and service-oriented uses including retail, office, medical mall, hotel/convention center
2	General Commercial (GC)	13.7	
3	General Commercial (GC)	11.5	
4	General Commercial (GC) - w/ Medical Mall	24.5	
5	General Commercial (GC)	18.2	
6	General Commercial (GC)	7.3	
7	General Commercial (GC) - w/ Hotel/Convention Center	33.2	
8	Mixed Use (MU)	8	Residential, commercial, civic uses; flexible building types and open space
9	Mixed Use (MU)	21.5	
10	Mixed Use (MU)	60.5	
11	Mixed Use (MU)	26.2	
12	Mixed Use (MU)	27.5	
13	Mixed Use (MU)	7.8	
14	Mixed Use (MU)	36.5	

Open Space parcel(s) dedicated for drainage/open space/parkland requirements, refer to Exhibit H. Refer to Exhibit B Master Plan Summary Table for Drainage Acreage

A map depicting parcel-based zoning in sub-districts 1 and 2 is included as **Exhibit C – Sub-District Designations**.

6. MINIMUM STANDARDS

Development within the Bastrop West PDD shall comply with the following minimum standards:

- Lot sizes, setbacks, height, and impervious coverage (Section 9).
- Land use, density, drainage, open space, and tree preservation (Section 9).
- Residential standards by Sub-District (Sections 9.A & 9.B).
- At least 10% of property dedicated to civic/open space (Section 9.4).
- Height and area regulations default to base zoning unless modified.

7. PD MASTER PLAN

The Bastrop West PDD is governed by a PD Master Plan, which establishes a conceptual framework for development across the property, including land uses, development parcels, circulation, and open space.

Master Plan Adoption as Zoning: The PD Master Plan, Development Standards Matrix, and associated exhibits are adopted as part of the PDD zoning ordinance and shall govern development unless amended by ordinance.

Compliance with Approved Plans: No development shall begin, and no building permit shall be issued until a PD site plan substantially consistent with the Master Plan is approved.

Required Findings for Approval: Council may approve a PDD only if it finds:

1. **Comprehensive Plan Consistency.** The PD Master Plan and Development Standards Matrix are consistent with the City of Bastrop Comprehensive Plan (2016–2036), as amended in May 2025, by: directing higher-intensity commercial and mixed-use development to a designated growth corridor west of the Colorado River; implementing the Future Land Use Plan and Growth Potential Map by concentrating General Commercial and Mixed Use intensity along SH-71; and advancing adopted Community Growth and Land Use & Community Image goals for infrastructure-served growth, context-sensitive design, expanded parks and open space, and a mix of housing near employment and services.
2. **Enhanced Outcomes.** The PDD achieves equal or superior outcomes compared to conventional zoning in at least three of the following areas: site design; connectivity and multimodal access; open space and parks; tree preservation and environmental performance; housing variety/attainability; and infrastructure phasing and efficiency.

3. **Adequate Public Facilities.** Adequate public facilities and services, including water, wastewater, drainage, and transportation, are or will be available in a timely manner to serve the development consistent with the City's adopted plans.
4. **Clear, Enforceable Regulations.** The PD Master Plan and Development Standards Matrix provide clear, internally consistent, and enforceable regulations that can be administered through existing development review processes.
5. **Legal Compliance.** The PDD complies with all applicable state laws and has been processed in accordance with required public notice, hearing, and recommendation procedures.

7.A Public Benefits AND Enhanced Outcomes

The Bastrop West PDD provides public benefits and enhanced development outcomes that equal or exceed those achievable under conventional zoning districts. In consideration of the requested modifications to building height, impervious coverage, frontage requirements, and block standards, the development will provide substantial community benefits, including:

1. Preservation of significant open space, natural drainage corridors, and existing heritage tree resources.
2. Dedication of civic spaces, parks, trails, and publicly accessible open space integrated throughout the development.
3. Construction of an interconnected pedestrian and trail network that promotes walkability and multimodal connectivity.
4. Expansion of housing opportunities through a mix of residential product types supporting a range of household sizes, ages, and income levels.
5. Creation of substantial employment opportunities through medical, hospitality, commercial, office, research, educational, and service-oriented uses.
6. Development of regional-serving facilities, including a medical campus and hotel/convention center, that strengthen Bastrop's economic base and reduce the need for residents to travel outside the community for services.
7. Coordinated infrastructure planning and phased development that promotes efficient delivery of public utilities, transportation improvements, drainage facilities, and public amenities.

8. SUB-DISTRICTS & DEVELOPMENT STANDARDS MATRIX

For planning and regulatory purposes, the Property is organized into two Development Sub-Districts. Sub-Districts group parcels with similar development intents, establish overarching purposes, and guide the application of the Development Standards Matrix across multiple parcels.

Development within the Bastrop West Planned Development District shall comply with the Development Standards Matrix adopted as part of this ordinance. The Development Standards Matrix establishes the permitted uses, development standards, and modifications applicable within the PDD.

The Development Standards Matrix is intended to provide a flexible regulatory framework that accommodates a mix of uses and development intensities across the PDD while ensuring orderly development and compatibility with surrounding areas.

Where the Development Standards Matrix modifies or conflicts with the standards of the identified base zoning district(s) or other provisions of the Bastrop Development Code, the standards of this PDD shall control. Where the Development Standards Matrix is silent, the applicable standards of the Bastrop Development Code shall apply.

Sub-District 1 – General Commercial (GC)

- **Parcels:** 1-7
- **Total Acres:** 130.4
- **Purpose:** Sub-District 1 is intended to accommodate commercial and service-oriented uses, including a medical mall, hotel/convention center, retail, office, and related supporting uses. Development shall conform to the standards and modifications set forth in the Development Standards Matrix.
- **Additional Allowed Uses:** Tennis Court / Recreation, Heliport (for Hospital), College / University, Research & Development Lab

9.A GENERAL COMMERCIAL (GC) – SUB-DISTRICT 1
ARTICLE 14.02.003 D. DISTRICT REQUIREMENTS

STANDARD	STANDARDS	DEVELOPMENT ISSUE	PROPOSED MODIFICATION	REASONING
Minimum Lot Size	¼ acre (10,890 sq. ft.)			
Minimum Lot Width	75 feet			
Front Setback	20 feet			
Side Setback	5 feet			

Corner Side Street Setback	10 feet			
Rear Setback	20 feet			
Maximum Building Height	55 feet (5 stories)	To create a dense urban development requires taller buildings in the retail and central core areas.	Hotel and medical up to 84 feet (6 stories @14 foot floor to floor)	In order to create an urban development, flexibility on height of buildings is required.
Maximum Impervious Coverage	65%	To create a dense urban development requires more coverage for buildings, parking, and multi-use pathways.	80% max. on any lot maintaining 65% aggregate maximum for this zoning category.	Allows more densely planned development areas while preserving greenbelts and regional detention facilities.

Sub-District 2 – Mixed Use (MU)

- **Parcels:** 8-14
- **Total Acres:** 188
- **Purpose:** Sub-District 2 is intended to accommodate a mix of residential and supporting commercial uses, including apartments, townhomes, senior housing, live/work units, and neighborhood-serving retail, offices, and restaurants. This Sub-District is designed to encourage compact, walkable development that allows residents to live, work, and access services within the community. Development shall conform to the standards and modifications set forth in the Development Standards Matrix.
- **Additional Allowed Uses:** Single-Family Detached, Tennis Court / Recreation, Outdoor Entertainment, College / University, Research & Development Lab
- **Development Restrictions:** Multi Family shall have a maximum density of 20 units per acre and Single Family Residential shall have a maximum density of 6 units per acre. Total residential shall not exceed 50% of the total mixed use acreage.

9.B MIXED USE (MU) – SUB-DISTRICT 2
ARTICLE 14.02.003 C. DISTRICT REQUIREMENTS

STANDARD	REQUIREMENT	DEVELOPMENT ISSUE	PROPOSED MODIFICATION	REASONING
Minimum Lot Size	1/3 acre (14,520 sq. ft.) 2,000 sq. ft. for Townhomes 4,000 sq. ft. for Duplex Lots.	To allow more compact single-family lots within a mixed-use environment.	5,000 sq. ft. for residential uses.	Smaller lots support attainable housing and a walkable, urban pattern consistent with the PDD's intent.
Minimum Lot Width	50 feet Townhomes – 20 feet Duplex lots – 40 feet			
Front Setback	15 feet	For detached single-family residential buildings.	10 feet	Shallower setbacks support a more pedestrian-oriented streetscape.
Side Setback	5 feet minimum			
Corner Side Street Setback	10 feet			
Rear Setback	15 feet	For detached single-family residential buildings.	10 feet	Provides flexibility on smaller lots while maintaining functional rear yards.
Maximum Building Height	45 feet (4 stories)	To create a dense urban development requires taller buildings in the mixed-use core areas.	70 feet (5 stories @ 14 foot floor to floor)	In order to create an urban development, flexibility on height of buildings is required.
Maximum Impervious Coverage	60%	To create a dense urban development requires more coverage for buildings,	70% max. on any lot maintaining 60% aggregate maximum for	Allows more densely planned development areas while preserving greenbelts and

		parking, and multi-use pathways.	this zoning category.	regional detention facilities.

Exhibit C – Sub-District Map shows sub-district boundaries.

9.1 Impervious Cover Analysis

The impervious cover standards established in this PDD are based on the anticipated development program, building types, parking demands, circulation requirements, and land use intensity associated with each parcel. The analysis is intended to demonstrate that the proposed impervious cover allowances are necessary to accommodate the planned mix of medical, hospitality, commercial, residential, civic, and mixed-use development while preserving open space, drainage corridors, parkland, and environmental resources elsewhere within the Property.

Impervious cover percentages shown below are planning-level estimates and may be redistributed among parcels through future site plan approvals, provided overall compliance with this PDD is maintained. Parcel-specific impervious cover allocations may vary based on final development needs and site design considerations and may be adjusted administratively, provided the total impervious cover permitted for the overall development site is not increased. Public rights-of-way shall be excluded from impervious cover calculations.

Each application (Public Improvement Plan, Site Development Plan, and Building Permit) shall have an Impervious Cover Table calculation of the specific Impervious Cover for the site(s) being developed and the overall aggregate Impervious Cover for the project, as applicable to the zoning sub-district. . Any request to increase the overall impervious cover limitations established by this PDD shall require approval of a zoning amendment by the City Council.

The impervious cover modifications requested by this PDD are offset by project-wide open space requirements, preservation of natural drainage corridors, parkland dedication, trail systems, and compliance with all applicable drainage and stormwater regulations.

9.2 Project Rendering

A conceptual site plan rendering of the Bastrop West project, subject to modification as permitted under this PDD and the Development Standards Matrix, is shown in **Exhibit B – Conceptual Land Use Plan**, incorporated herein by reference. The final number, size, use, and location of buildings may vary on the final site plan(s) in accordance with the Master Plan and

assigned Sub-Districts. Uses are limited to uses allowed within that zoning type unless otherwise stated in PDD.

9.3 Site Plan Approval, Phasing, and Annexation

Final site plan(s) shall be subject to City review and approval. This PDD allows for multiple site plans and phased subdivisions to accommodate the development of the Property over time in general accordance with **Exhibit D – Phasing Plan**. Approval of each site plan shall be based on its individual merits, provided that, collectively, all site plans implement an integrated mixed-use development consistent with this PDD, the Development Standards Matrix, applicable subdivision and development regulations, and the phasing framework shown on Exhibit D. The annexation and incorporation of the South Tract into the City limits are assumed as part of the overall phasing concept and shall occur in coordination with the timing of development on that tract. Approval of one site plan is **not** contingent upon approval of others but is contingent upon final platting, annexation where applicable, and access to public streets and infrastructure.

9.4 Open Space and Parkland

The Bastrop West Planned Development District incorporates an integrated open space system consisting of approximately 14 percent (14%) of the gross project acreage, exclusive of public rights-of-way. This open space network is intended to preserve significant natural features while providing parks, trails, greenbelts, drainage corridors, recreation areas, and publicly accessible open spaces that serve the residents, businesses, and visitors of the development.

The planned open space system is intended to accommodate the project's parkland dedication requirements, regional and local drainage facilities, publicly accessible open space, multi-use trails, natural resource preservation areas, and related recreational amenities. Parkland dedication, reservation, fee-in-lieu, ownership, maintenance responsibilities, and the timing of improvements shall be determined during subdivision platting and Site Development Plan review in accordance with Chapter 10 of the Bastrop Development Code, unless specifically modified by this Planned Development District.

The location and configuration of parks, open space, trails, drainage facilities, and associated public amenities may be adjusted during final engineering and platting, provided the development maintains an integrated open space system of approximately fourteen percent (14%) of the gross project acreage and continues to satisfy the intent of this PDD and applicable City regulations.

9.5 Off-Street Parking, Loading, and Bicycle Parking Standards

The purpose is to provide adequate off-street parking, loading, and bicycle facilities while supporting shared parking, multimodal access, and compact mixed-use development.

Reductions or alternative compliance may be approved based on shared parking, parking demand studies, or reserve/banked spaces per the Bastrop Development Code.

10. TREE PRESERVATION AND MITIGATION

10.1 PDD Stage Applicability

Per Article 14.06 of the City of Bastrop Code, a preliminary tree survey shall be submitted with this PDD due to the site exceeding five (5) acres.

The preliminary tree survey prepared for Bastrop West consists of an inventory of all heritage trees on the 391 acre property.. The survey includes species identification, tree size, condition assessment, and location data. This survey is for planning purposes only.

The preliminary survey is intended to identify significant heritage tree concentrations, and environmental constraints that may influence the Master Plan, future development patterns, and implementation of the Heritage Tree Preservation Framework established in Section 10.2.

Identification of individual protected trees, DBH measurements, and mitigation calculations are **not required at this stage**.

10.2 Heritage Tree Preservation Framework

Consistent with Article 14.06 of the Bastrop Development Code, preservation efforts within the Bastrop West PDD shall prioritize the retention of viable Heritage Trees while recognizing the need to accommodate roadway improvements, utility infrastructure, drainage facilities, floodplain management, and other public improvements necessary to serve the development.

The following framework shall guide evaluation of Heritage Trees identified within the Preliminary Tree Survey and future Tree Preservation Plans associated with development of the Property. **Any protected or heritage tree not assessed as dead/diseased by an arborist is subject to full mitigation requirements at the time of removal.**

Condition	Preservation Standard
Dead	Remove all dead Heritage Trees. Dead trees provide no long-term preservation value and should be excluded from preservation calculations.
Poor	Removal permitted administratively based on the arborist's assessment. Poor-condition trees should not be considered priority preservation assets or count toward preservation objectives.
Fair	Preserve where feasible; removal may be approved during Site Plan review when necessary to accommodate streets, utilities, drainage

	facilities, grading, lot layout, public improvement plans, or other essential development improvements.
Good	Preserve to the maximum extent practicable. Removal should be limited to unavoidable impacts associated with public right-of-way improvements, utility infrastructure, drainage facilities, floodplain management, or other critical public improvements.

Good Trees Proposed for Removal Outside Infrastructure Corridors:

Subject to the City's standard Heritage Tree permit and mitigation requirements.

Preservation Objective

The Bastrop West PDD shall focus preservation efforts on healthy, sustainable tree resources by retaining the majority of Good-condition Heritage Trees and preserving significant native tree stands where practical, consistent with the intent of Article 14.06 and the City's natural resource preservation goals.

This framework is intended to establish a clear, objective preservation strategy while providing flexibility necessary to achieve roadway connectivity, utility service, drainage compliance, and orderly site development within the Planned Development District.

Mitigation measures shall be Consistent with Article 14.06 of the Bastrop Development Code.

10.3 Detailed Survey and Plan

A full tree survey and Tree Removal & Preservation Plan meeting all code requirements will be submitted with site development plans, public improvement plans, or prior to any land disturbance, whichever comes first.

Final tree surveys, preservation plans, mitigation calculations, root protection measures, and tree replacement requirements shall be reviewed and approved during subdivision platting, site development plan review, public improvement plan review, and permitting, as applicable, in accordance with Article 14.06 of the Bastrop Development Code.

10.4 Flexibility

Nothing in this Section increases PDD obligations beyond city code. The PDD allows flexibility for site design, parking, development layout, and implementation of the Heritage Tree Preservation Framework while ensuring full compliance at the detailed review stage.

10.5 City Review

The City's review at the PDD stage is for general planning only; approval does not constitute approval of tree removal, mitigation, or preservation plans.

Compliance with Article 14.06 Tree Preservation and Mitigation requirements shall be demonstrated at subsequent stages of development review unless specifically modified by this PDD.

11. PEDESTRIAN & VEHICULAR CIRCULATION

11.1 Design Intent

Circulation improvements within the Bastrop West PDD shall prioritize safe, efficient, and accessible movement for vehicles, pedestrians, and bicycles, promoting connectivity within the Property and to adjacent streets and public amenities.

11.2 Circulation Plans

The PD Master Plan establishes conceptual locations for internal streets, sidewalks, trails, and pathways, ensuring access to all parcels, open spaces, and civic uses. Off-site pedestrian and bicycle connections to adjacent developments or public amenities may be incorporated into final site plans.

11.3 Modifications to Circulation

Minor adjustments to street alignments, pathways, or access points may be approved during site plan review to protect trees, accommodate building placement, or meet fire, safety, and accessibility requirements. Substantial deviations from the Master Plan's circulation patterns require written approval from the City Manager or designee. Internal streets shown on the Master Plan are intended to function as public streets unless otherwise approved.

11.4 Traffic Impact Analysis

A Traffic Impact Analysis, prepared by a qualified professional and approved by the City, is required prior to preliminary plat approval or when development is expected to materially affect surrounding streets. The analysis shall evaluate traffic volumes, intersections, pedestrian crossings, and multimodal integration.

11.5 Coordination with Other Standards

All circulation improvements must comply with Bastrop Development Code standards for streets, sidewalks, crosswalks, and fire access, unless modified by this PDD or the Development Standards Matrix. Shared streets, pedestrian plazas, and alternative mobility strategies may be incorporated where consistent with the Master Plan and City approval.

12. SUBMISSION AND REVIEW PROCESS

Submission and Review Process shall follow standard City of Bastrop process.

13. ADMINISTRATIVE FEES

All standard city fees and third-party review costs apply in accordance with the City fee schedule.

14. PDD MODIFICATIONS

The Bastrop West Planned Development District (PDD) is intended to provide a flexible regulatory framework while maintaining consistency with the approved Master Plan and Development Standards Matrix.

14.1 Administrative Modifications

The City Manager or designee may approve modifications that remain in substantial conformance with this PDD, including:

- Adjusting the size, configuration, or boundaries of Master Plan parcels (less than 10%).
- Modifying internal circulation, street alignment, or access points.
- Changing phasing sequence or timing of development.
- Adjusting parking layout, shared parking, or loading areas.
- Minor deviations in building height, or public space that do not materially alter uses or intensity.
- Changing permitted uses within the PDD consistent with its framework.

Administrative modifications do not require a zoning amendment, public hearing, or City Council approval.

14.2 Major Amendments

Amendments that materially alter the PDD's intent, uses, or regulatory framework require City Council approval. This includes:

- Changes to permitted uses beyond the PDD framework.
- Increases in building height, density, or lot coverage.
- Substantial modifications to the Master Plan affecting land use or circulation.

14.3 Interpretation

The City Manager or designee determines whether a proposed change is administrative or a major amendment. This determination is subject to appeal procedures.

15. EXHIBITS

The following exhibits are attached hereto and incorporated by reference as part of this Planned Development District:

Exhibit A – Property Map

- Shows parcels, boundaries, and existing context.

Exhibit B – Conceptual Land Use Plan

- Gives a realistic site context with proposed land use, surrounding roads, and features.

Exhibit C – Sub-District Map

- Illustrates Sub-District 1 (GC) and Sub-District 2 (MU) boundaries.

Exhibit D – Phasing Plan

- Shows the proposed sequence of development across all parcels.

Exhibit E – Heritage Tree Inventory

- Identifies the location and condition of heritage trees across all parcels.

Exhibit F – Preliminary Tree Preservation Plan

- Report prepared by Arborists – Bartlet Tree Experts

Exhibit G – Survey

- Survey prepared by Surveyor – Bartlet Tree Experts

Exhibit H – Open Space Plan

- Identifies the Open Space that will be preserved for Drainage and Parkland Dedication.

Exhibit I – Circulation Plan

- Identifies the location of major roadway system through the property.

HWY 71

F.M. 20

NORTH TRACT
169.894 AC.

SOUTH TRACT
221.825 AC.

BASTROP CITY LIMITS
BASTROP ETJ

PACK HORSE DRIVE

HUNTERS CROSSING BLVD

HUNTERS POINT DR

HOME DEPOT

BASTROP WEST

BASTROP, TEXAS

JUNE 5, 2026

N

0 200 400 FT

PROPERTY MAP

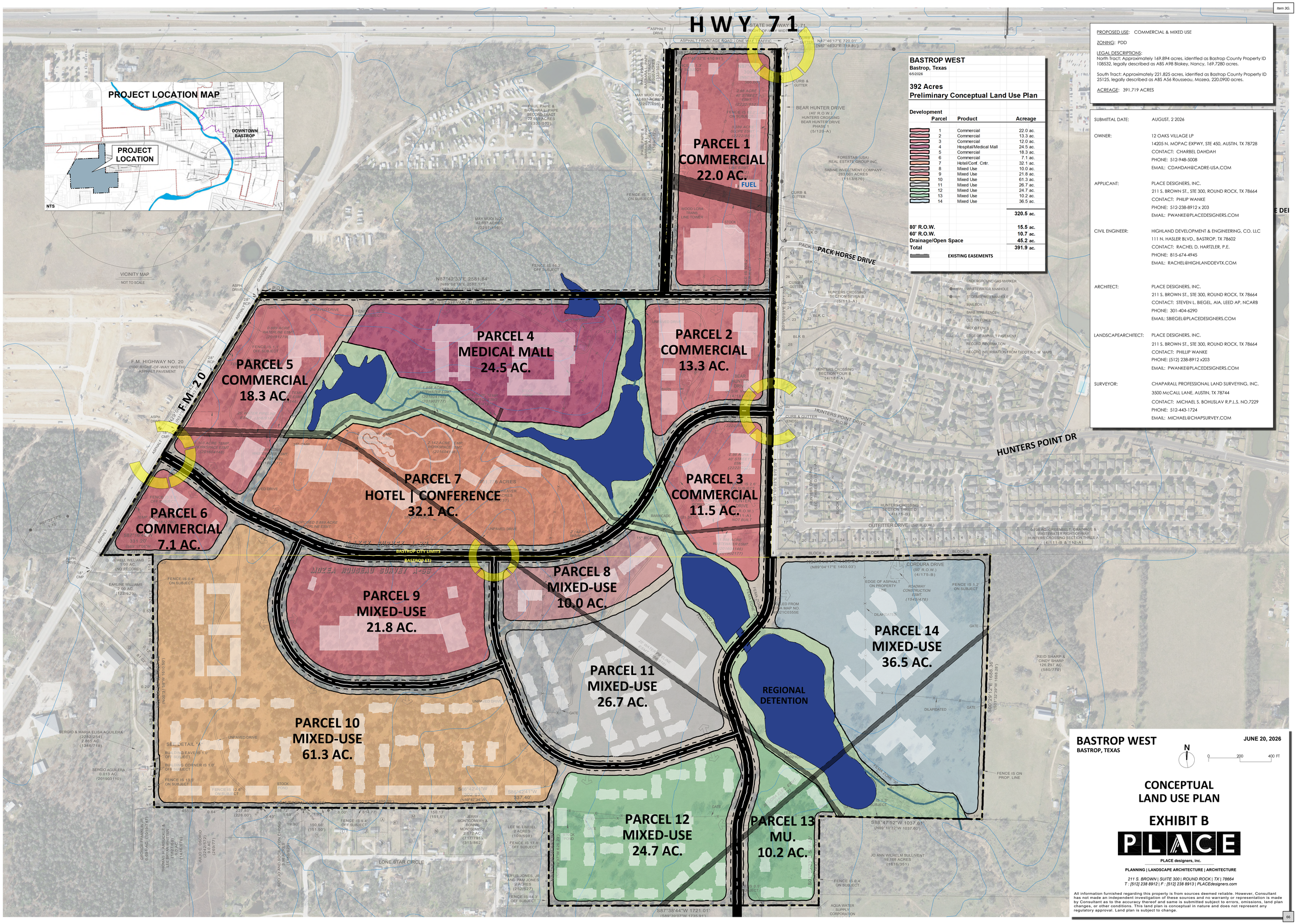
EXHIBIT A

PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
T : [512] 238 8912 | F : [512] 238 8913 | PLACEdesigners.com

All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.



BASTROP WEST

Bastrop, Texas

6/5/2026

392 Acres

Preliminary Conceptual Land Use Plan

Development

Parcel	Product	Acreage
1	Commercial	22.0 ac.
2	Commercial	13.3 ac.
3	Commercial	12.0 ac.
4	Hospital/Medical Mall	24.5 ac.
5	Commercial	18.3 ac.
6	Commercial	7.1 ac.
7	Hotel/Conf. Cntr.	32.1 ac.
8	Mixed Use	10.0 ac.
9	Mixed Use	21.8 ac.
10	Mixed Use	61.3 ac.
11	Mixed Use	26.7 ac.
12	Mixed Use	24.7 ac.
13	Mixed Use	10.2 ac.
14	Mixed Use	36.5 ac.
		320.5 ac.
80' R.O.W.		**15.5 ac.**
60' R.O.W.		**10.7 ac.**
Drainage/Open Space		**45.2 ac.**
Total		**391.9 ac.**

EXISTING EASEMENTS

PROPOSED USE: COMMERCIAL & MIXED USE

ZONING: PDD

LEGAL DESCRIPTIONS:
North Tract: Approximately 169.894 acres, identfied as Bastrop County Property ID 108532, legally described as ABS A98 Blakey, Nancy, 169.7280 acres.

South Tract: Approximately 221.825 acres, identfied as Bastrop County Property ID 25125, legally described as ABS A56 Rousseau, Mozea, 220.0900 acres.

ACREAGE: 391.719 ACRES

SUBMITTAL DATE: AUGUST, 2 2026

OWNER: 12 OAKS VILLAGE LP
14205 N. MOPAC EXPWY, STE 450, AUSTIN, TX 78728
CONTACT: CHARBEL DAHDAH
PHONE: 512-948-5008
EMAIL: CDAHDAH@CADRE-USA.COM

APPLICANT: PLACE DESIGNERS, INC.
211 S. BROWN ST., STE 300, ROUND ROCK, TX 78664
CONTACT: PHILIP WANKE
PHONE: 512-238-8912 x 203
EMAIL: PWANKE@PLACEDESIGNERS.COM

CIVIL ENGINEER: HIGHLAND DEVELOPMENT & ENGINEERING, CO. LLC
111 N. HASLER BLVD., BASTROP, TX 78602
CONTACT: RACHEL D. HARTZLER, P.E.
PHONE: 815-674-4945
EMAIL: RACHEL@HIGHLANDDEVTX.COM

ARCHITECT: PLACE DESIGNERS, INC.
211 S. BROWN ST., STE 300, ROUND ROCK, TX 78664
CONTACT: STEVEN L. BIEGEL, AIA, LEED AP, NCARB
PHONE: 301-404-6290
EMAIL: SBIEGEL@PLACEDESIGNERS.COM

LANDSCAPEARCHITECT: PLACE DESIGNERS, INC.
211 S. BROWN ST., STE 300, ROUND ROCK, TX 78664
CONTACT: PHILLIP WANKE
PHONE: (512) 238-8912 x203
EMAIL: PWANKE@PLACEDESIGNERS.COM

SURVEYOR: CHAPARALL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE, AUSTIN, TX 78744
CONTACT: MICHAEL S. BOHUSLAV R.P.L.S. NO.7229
PHONE: 512-443-1724
EMAIL: MICHAEL@CHAPSURVEY.COM

BASTROP WEST
BASTROP, TEXAS

JUNE 20, 2026

N

0 200 400 FT

CONCEPTUAL LAND USE PLAN

EXHIBIT B

PLACE

PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
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HWY 71

STATE HIGHWAY NO. 71
(RIGHT-OF-WAY WIDTH VARIES)
ASPHALT FRONTAGE ROAD - ONE WAY TRAFFIC
N87°46'17"E 720.01'
(N87°46'32"E 719.80')

SCALE: 1" = 200'
GRAPHIC SCALE
200 100 0 200

PARCEL 1
COMMERCIAL
22.0 AC.
FUEL

PARCEL 2
COMMERCIAL
13.3 AC.

PARCEL 3
COMMERCIAL
11.5 AC.

PARCEL 4
MEDICAL MALL
24.5 AC.

PARCEL 5
COMMERCIAL
18.3 AC.

PARCEL 6
COMMERCIAL
7.1 AC.

PARCEL 7
HOTEL | CONFERENCE
32.1 AC.

PARCEL 8
MIXED-USE
10.0 AC.

PARCEL 9
MIXED-USE
21.8 AC.

PARCEL 10
MIXED-USE
61.3 AC.

PARCEL 11
MIXED-USE
26.7 AC.

PARCEL 12
MIXED-USE
24.7 AC.

PARCEL 13
MU.
10.2 AC.

PARCEL 14
MIXED-USE
36.5 AC.

REGIONAL
DETENTION

BEAR HUNTER DRIVE
(40' R.O.W.)
HUNTERS CROSSING
BEAR HUNTER DRIVE
PHASE 1
(5/120-A)

PACK HORSE DRIVE

HUNTERS CROSSING BLVD

HUNTERS POINT DR

HUNTERS POINT DRIVE
(60' R.O.W.)

OUTFITTER DRIVE (60' R.O.W.)

CORDURA DRIVE
(60' R.O.W.)
(4/175-B)

HUNTERS CROSSING
SECTION SEVEN B
(5/113-A)

HUNTERS CROSSING
SECTION FOUR B
(4/187-A)

HUNTERS CROSSING
SECTION THREE D
(4/175-B)

HUNTERS CROSSING
SECTION THREE C
(4/111-A)

0.706 AC. GREENBELT, DRAINAGE &
WASTEWATER RIGHT-OF-WAY
HUNTERS CROSSING SECTION THREE A
(4/111-B & 112-A)

HOME DEI

F.M. HIGHWAY NO. 20
(100' RIGHT-OF-WAY WIDTH)
ASPHALT PAVEMENT

F.M. 20

STATE HIGHWAY NO. 71
TO AUSTIN
TO BASTROP

SITE

VICINITY MAP
NOT TO SCALE

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- PCAP REBAR WITH ILLEGIBLE PLASTIC CAP FOUND
- CAP REBAR WITH PLASTIC CAP FOUND (RPLS NOTED)
- REBAR WITH "TXDOT" ALUMINUM CAP FOUND
- 1" IRON PIPE FOUND
- COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
- FENCE POST FOUND
- W WATER METER
- WATER VALVE
- FIRE HYDRANT
- WMH WATER MANHOLE
- WELL LOCATION
- UNDERGROUND WATERLINE MARKER
- PVC PIPE
- UTILITY POLE
- GUY WIRE
- OHU OVERHEAD UTILITIES
- UNDERGROUND TELEPHONE MARKER
- UNDERGROUND GAS MARKER
- WWMH WASTEWATER MANHOLE
- SSMH STORM SEWER MANHOLE
- MB MAILBOX
- BARB WIRE FENCE
- OLD TIN FENCE
- WOOD FENCE
- EDGE OF ASPHALT PAVEMENT
- ( ) RECORD INFORMATION
- ( ) RECORD INFORMATION FROM TXDOT R.O.W. MAPS

PAUL PAPE & BARBARA L. PAPE SECOND TRACT 72.000 ACRES (333/502)

PAUL PAPE & BARBARA L. PAPE FIRST TRACT 70.000 ACRES (333/502)

MAY MUOI NGO
42.697 ACRES
(2297/496)

PAUL PAPE & BARBARA L. PAPE
1.706 ACRES
(133/472)

FENCE IS 1.1' ON SUBJECT

FENCE IS 16.3' OFF SUBJECT

N87°42'33"E 2581.84'
(N89°04'17"E 2582.17')
(S87°42'33"W 2581.84')

FORESTAR (USA)
REAL ESTATE GROUP INC.

SABINE INVESTMENT COMPANY
283.001 ACRES
(1113/870)

WOOD LCRA TRANS. LINE TOWER

BLK D
BLK C
BLK B

S01°44'43"E 2271.70'
(S01°44'43"E 2271.70')

N20°03'12"E 1933.74'

28" RCP

18" CMP

ASPH. DRIVE

ASPHALT

GUARDRAIL

P.O.B.

WEST RAV VARIABLE WIDTH DRAINAGE EASEMENT

UNPAVED DRIVE

FENCE IS 1.0' OFF SUBJECT

0.889 ACRE WATERLINE ESMT. (2019/172)

1.905 ACRE WASTEWATER ESMT. (201604146) (201902177)

2.142 ACRE TEMP. WORKSPACE ESMT. (201604146)

2.142 ACRE TEMP. WORKSPACE ESMT. (201604178)

STOCK POND

FENCE IS 1.0' ON SUBJECT

FENCE IS 1.2' ON SUBJECT

FENCE IS 0.4' ON SUBJECT

FENCE IS 13.6' ON SUBJECT

FENCE IS 12.6' ON SUBJECT

FENCE IS 1.3' OFF SUBJECT

FENCE IS 9.4' OFF SUBJECT

FENCE IS 17.5' OFF SUBJECT

FENCE IS 14.3' OFF SUBJECT

FENCE IS ON PROP. LINE

BUILDING EAVE IS 1.0' OFF SUBJECT

BUILDING CORNER IS 1.0' OFF SUBJECT

SEE DETAIL "A"

BASTROP CITY LIMITS

BASTROP ETJ

MUEZA ROUSSEAU SURVEY A-98

FEMA ZONE "X"

FEMA ZONE "AE"

FLOOD ZONE "X"

SCALED FROM FEMA MAP NO. 48021C0355E

S88°42'41"W 337.40'
(N89°41'34"W)

S87°38'44"W 1721.01'
(S89°39'07"W 1735.91')

S88°47'52"W 1037.61'
(N89°10'32"W 1037.60')

S00°26'12"E 1688.36'
(S00°26'12"W 1683.61')

N01°29'27"E 1.19'

JEWELL WILLIAMS
1.00 AC.
(NO RECORD)

EARLINE WILLIAMS
2.00 AC.
(122/629)

SERGIO & MARIA ELISA AGUILERA
(2282/254)
2.865 AC
(1346/718)

SERGIO AGUILERA
0.013 AC.
(201903110)

GEORGE FRANKLIN JR.
6.691 AC. (161a/747)

THOMAS H. ARBUCKLE & LEE BRYAN WHITTEN
(2282/252)
9.0 AC.
(1416/676)

JULIO C. OSORIO
(2242/612)
10.45 AC.
(265/77)

JOSEPH ON JOCKYUN CHONG
3.68 ACRES
(1346/699)

JERRY MONTGOMERY & RONNIE MONTGOMERY
2.672 AC.
(717/791)
(313/862)

LEE M. LIMUEL
2 ACRES
(109/598)

RUFUS JONES, JR. AND PAM JONES
2 ACRES
(252/827)

LONE STAR CIRCLE

REID SHARP & CINDY SHARP
126.297 AC
(580/779)

JO ANN WILHELM SULLIVENT
16.168 ACRES
(1616/351)

AQUA WATER SUPPLY CORPORATION

PDD SUB-DISTRICT DESIGNATIONS

SUB-DISTRICT 1 - GC
(APPROX. 260.6 AC.)

SUB-DISTRICT 2 - MU
(APPROX. 185.2 AC.)

BASTROP WEST
BASTROP, TEXAS

JUNE 5, 2026

N
0 200 400 FT

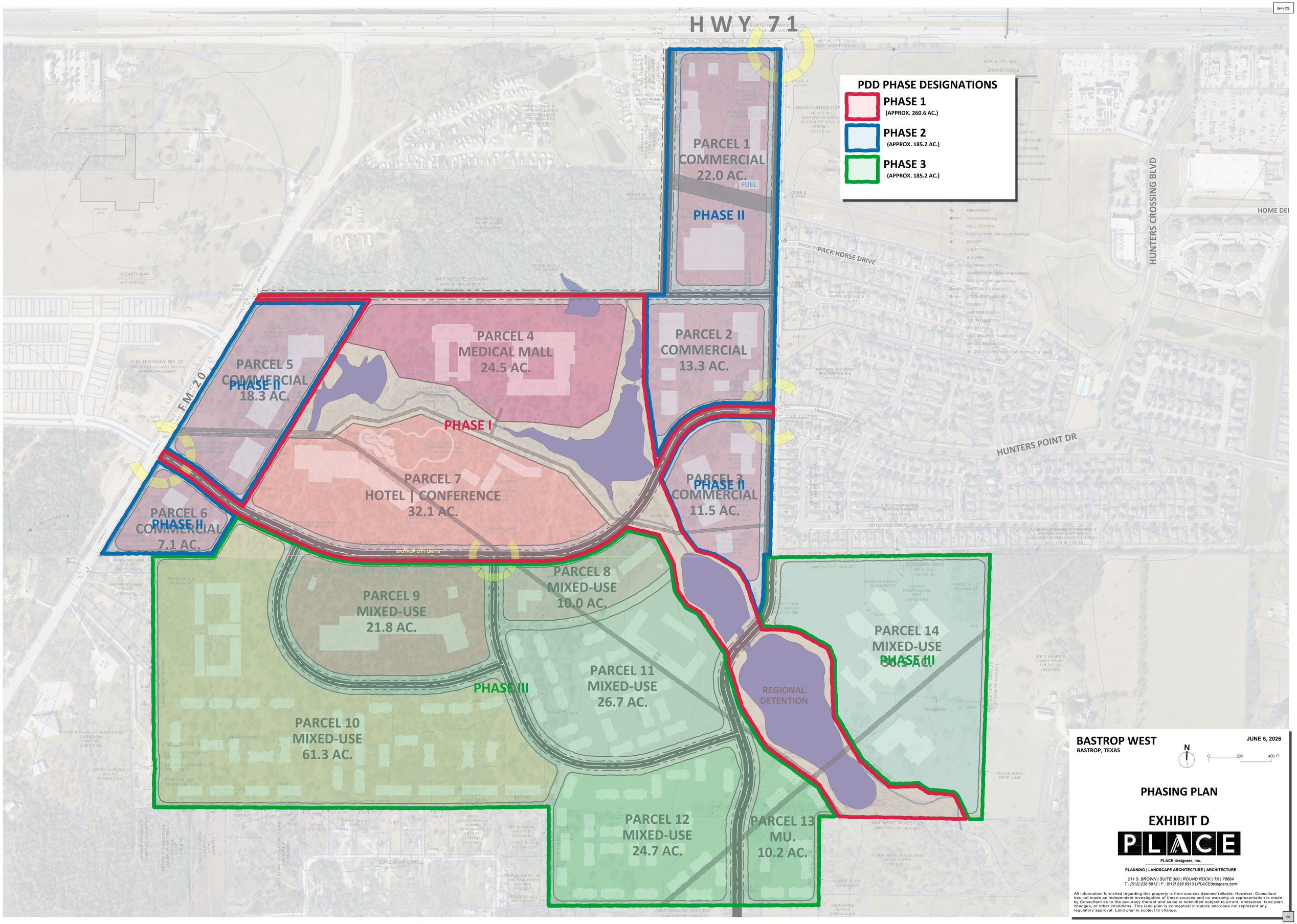
SUB DISTRICT MAP

EXHIBIT C

PLACE

PLACE designers, inc.
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE
211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
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BASTROP WEST
BASTROP, TEXAS

JUNE 5, 2026

N

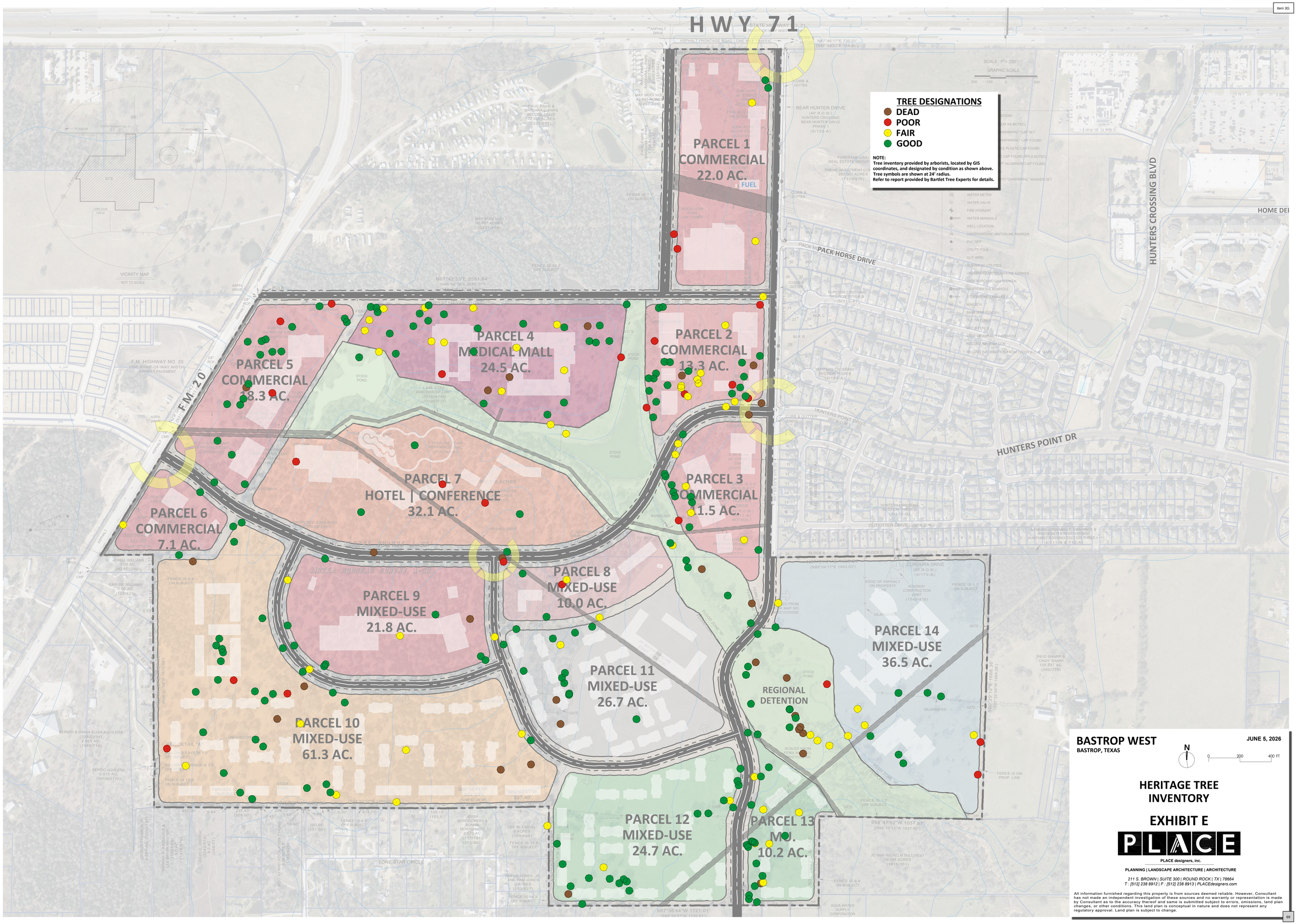
0 200 400 FT

PHASING PLAN

EXHIBIT D

PLACE designers, inc.
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE
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All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.



BASTROP WEST
BASTROP, TEXAS

JUNE 5, 2026

N

0 200 400 FT

HERITAGE TREE INVENTORY

EXHIBIT E

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169 F.M. Highway 20

Preliminary Tree Preservation Plan

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BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

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Summary

Palm Properties retained Bartlett Tree Experts to perform an inventory of Heritage trees at 169 F.M. Highway 20 in the City of Bastrop, Texas, and to report our observations in this written report. The information in this report is provided to assist with decisions regarding development, tree preservation, and mitigation.

This report summarizes the observations made during the site visits between April 26 and May 21, 2026, and includes tree species, size, condition, regulated status, management recommendations, and a summary of applicable City of Bastrop municipal regulations. Observations and an evaluation of each tree are found in Table 4: Tree Inventory Table, pg. 9.

Table 1: Condition Ratings and Regulated Status

Regulated Status	Good	Fair	Poor	Dead	Total
Heritage	181	62	24	29	**296**
Unprotected	0	1	1	0	**2**
Total:	181	63	25	29	**298**

Table 2: Tree Species Identified

Common name	Species	Count	% Distribution Total
Hackberry	*Celtis laevigata*	1	<1%
Ashe juniper	*Juniperus ashei*	1	<1%
Eastern redcedar	*Juniperus virginiana*	4	1%
Crapemyrtle	*Lagerstroemia indica*	1	<1%
Chinaberry	*Melia azedarach*	1	<1%
Post oak	*Quercus stellata*	272	91%
American elm	*Ulmus americana*	2	1%
Cedar elm	*Ulmus crassifolia*	16	5%

Assignment

The purpose of this report is to document the location, condition, and regulated status of inventoried trees and to provide tree-related information that may assist the property owner, project team, and design professionals during planning and development review. The assignment included the following:

1. Summarize applicable municipal tree preservation and mitigation requirements.
2. Collect relevant tree data, including species, trunk diameter, and approximate location.
3. Document observations of tree health and structural condition.
4. Plot approximate tree locations on aerial imagery using WGS 1984 datum.
5. Provide a written report summarizing observations and management recommendations.

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Methods

Trees were inspected between April 26 and May 21, 2026. The inventory included all Heritage trees within property boundaries, as agreed upon by the client. The trees were evaluated from the ground using visual inspection methods. Inventory procedures included:

1. Affixing a sequentially numbered tag to the main trunk of each accessible tree;
2. Identifying the species of tree;
3. Measuring the trunk diameter at a point 54 inches above grade (DBH);
4. Evaluating the health and structural condition:

Good A healthy tree that may have a slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected;

Fair Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care;

Poor Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated;

Dead Tree no longer has living tissue to sustain growth. Alternatively, the current decline is so severe the tree or shrub looks visually dead despite living tissue, with no mitigation options that would be able to improve health and condition to an acceptable level.

Limits of the Assignment

The conclusions and recommendations within this report were based on visual assessment from the ground. I visited the site between April 26 and May 21, 2026, to evaluate the trees.

The tree evaluation was performed from the ground for visual conditions. This Preliminary Tree Preservation Plan is not a tree risk assessment. As such, no trees were evaluated for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this report.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

Illustrations, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems of deficiencies of the plans or property in question may not arise in the future.

There is no guarantee for the preservation of the trees contained in this report; however, the report is made with the best interest intended for the trees being preserved.

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Municipal Regulations

The site is subject to the tree preservation regulations of the City of Bastrop. A Protected Tree is defined as a tree 10 inches DBH or greater, measured 4.5 feet above grade (unless an alternate measurement point is required). A Heritage tree is defined as a tree 24 inches DBH or greater. Only tree species listed in the Plant List within the B3 Technical Manual (with the exception of the invasive plants listed) are eligible for Protected of Heritage status. Native Tree Species and Acceptable Non-Native Plants are listed in the table below.

City of Bastrop's "Native Tree Species"			
American Elm (*Ulmus americana*)	Hackberry (*Celtis laevigata*)	Pecan (*Carya illinoinensis*)	Texas Ash (*Fraxinus texensis*)
Bald Cypress (*Taxodium distichum*)	Live Oak (*Quercus virginiana*)	Post Oak (*Quercus stellata*)	Texas Hickory (*Carya texana*)
Bigtooth Maple (*Acer grandidentatum*)	Loblolly Pine (*Pinus taeda*)	Ratama Paloverde (*Parkinsonia aculeate*)	Texas Persimmon (*Diospyros texana*)
Blackjack Oak (*Quercus marilandica*)	Mexican Buckeye (*Ungnadia speciosa*)	Red Bud (*Cercis canadensis var. texensis*)	Texas Red Oak (*Quercus texana*)
Box Elder (*Acer negundo*)	Mexican Plum (*Prunus Mexicana*)	Red Maple (*Acer rubrum*)	Texas Walnut (*Juglans microcarpa*)
Bur Oak (*Quercus macrocarpa*)	Osage Orange (*Maclura pomifera*)	Red Mulberry (*Morus rubra*)	Toothache Tree (*Zanthoxylum hirsutum*)
Cedar Elm (Ulmus crassifolia)		Roughleaf Dogwood (*Cornus drummondii*)	Western Soapberry (*Sapindus saponaria var. drummondii*)
Chinquapin Oak (*Quercus muhlenbergii*)		Southern Catalpa (*Catalpa bignonioides*)	Wild Cherry (*Prunus serotina*)
Desert Willow (*Chilopsis linearis*)		Sycamore (*Platanus occidentalis*)	Winged Elm (*Ulmus alata*)

City of Bastrop's "Acceptable Non-Native Plants"				
Apple (*Malus sp.*)	Crapemyrtle (*Lagerstroemia sp.*)	Fig (*Ficus sp.*)	Grape (*Vitis sp.*)	Loquat (*Eriobotrya japonica*)
Peach, plum (*Prunus sp.*)	Pear (*Pyrus sp.*)	Pomegranate (*Punica granatum*)	Rose (*Rosa sp.*)	Zoysia grass (*Zoysia sp.*)

Protected and Heritage trees must be preserved, protected, and integrated during development. Healthy Protected and Heritage trees require a permit for removal from the Development Review Committee (DRC). Mitigation is required for Protected trees permitted to be removed—see Appendix IV, pg. 30.

Observations

The 391 acre site was located on F.M. Highway 20, spanning east to Bear Hunter Drive, with a narrow section extending north to State Highway 71. The eastern section of the property was an active pasture, with scattered stands of trees, while the western section was a dense post oak savannah, primarily made up of juniper trees (*Juniperus sp.*) and post oaks (*Quercus stellata*) of varying maturity.



Photo 1: View inside the southeastern section.

Of the inventoried trees, 25 were assigned a poor condition rating and 29 were dead. Moderate to severe dieback was noted in 23 trees, and low vitality was noted in 17 trees.

Trees throughout the site appeared largely unmanaged, with dead branches and/or canopies extending to the ground. Vines, vegetation, and competing trees commonly surrounded the inventoried trees. I observed trees with external girdling influences, including vines, fencing or other embedded materials, adjacent stem conflict, and girdling roots.

Boring insect damage was observed on the stems of 108 post oaks. Pupal casings protruded from multiple bore holes, and adult moths consistent with carpenterworm (Prionoxystus robiniae) were present in the area.

Mistletoe was present in five (5) cedar elms; none of the infestations appeared severe. Fungal bodies were observed on nine (9) trees, including six (6) that were visually consistent with Biscogniauxia canker. Detailed observations for each tree may be found in Table 4, pg. 9.

Table 3: Summary of Observed Conditions

Observation	Quantity of Trees
Boring insect damage	108
Dead branches 1-inch in diameter or larger	215
Fungal bodies/growth	9
Girdling materials	11
Girdling roots	3
Hanging branches	7
Low clearance over the ground and/or fences	129
Low vitality	17
Mistletoe	5
Moderate to severe dieback	23
Vines	47
Growing against neighboring trees	7

Discussion

Site conditions indicate that many retained trees will require maintenance pruning to address deadwood, hanging branches, and low canopy clearance. In areas proposed for development, dense understory vegetation and vines may also need to be managed to facilitate access and reduce competition.

Eighteen (18) percent of the trees were in poor condition or dead. Site hydrology may be a contributing factor, as the eastern section of the property lies within the mapped 100-year floodplain according to the Bastrop County Floodplain Map.

Boring insect damage was widespread throughout the site – I suspect carpenterworms (*Prionoxystus robiniae*) to be the main cause. Carpenterworms typically attack stressed trees. While they usually do not outright kill trees, their tunneling can decrease vitality and provide an entry point for additional pests and pathogens. Severe infestations may result in decreased structural integrity within the stem.

Good cultural practices will assist the tree in compartmentalizing the galleries and make the tree less susceptible to the pest. Preventative bark treatments may be used to target newly hatched larvae. Injected insecticides may be employed but have limited effectiveness on established larvae. Biological control using nematodes such as *Steinernema feltiae* or *S. carpocapsae* has been reported as effective in some applications.

Boundary and interior fencing in contact with trees should be inspected and adjusted wherever feasible to reduce continued stem contact and girdling.



Photo 2 (above): Carpenterworm damage on post oak #11620.

Photo 3 (below): Wire and metal girdling post oak #11644.



Recommendations

1. **Tree Protection Zones for Preserved Trees**
   - For trees proposed for retention under future site plans, establish tree protection zones in accordance with applicable City of Bastrop tree protection requirements. The City defines the critical root zone as a radius in feet equal to the tree diameter in inches, measured from the center of the trunk, unless an ISA Certified Arborist or Registered Landscape Architect provides a site-specific tree protection plan establishing an alternative protection area based on species tolerance, age, condition, and site conditions.
     - Post oaks generally have low tolerance for root disturbance and construction impacts; larger protection zones may be warranted for retained specimens where feasible. ISA Best Management Practices for managing trees during site development support the use of expanded protection areas for sensitive, mature, or overmature trees.
   - Final protection limits and any proposed encroachments should be coordinated during design development and permit review.

2. **Removal**:
   - Remove 46 trees due to their condition and/or a low suitability for preservation. Twenty-nine (29) trees were dead and should be prioritized for removal. Sixteen (16) poor trees with a low suitability for preservation were recommended for removal – these trees display a combination of low vitality, dieback, and/or structural defects. Post oak #11644 is recommended for removal despite a fair condition rating, as large metal panels were sealed inside the tree.
   - I recommend removing nine (9) additional trees should they be affected by development – these trees may be preserved otherwise. Poor-condition trees are generally less tolerant of development-related impacts and may decline further if disturbance occurs.

3. **Broken, Dead, or Hanging Branches**
   Dead branches 1 inch in diameter or greater were observed in 215 trees. Pruning is recommended for retained trees exhibiting deadwood to improve safety and reduce the potential for branch failure or equipment damage during site activity. Hanging branches should be removed from seven (7) trees.

4. **Clearance Pruning**
   Low canopy clearance was observed at 129 trees. Clearance pruning is recommended for retained trees where branches obstruct anticipated access, contact fencing, or extend to the ground. Low branches may also increase ladder fuel continuity and the potential for fire to spread into the canopy.

5. **Root Invigoration**
   - Perform root invigoration for 20 trees to address soil compaction and improve rooting conditions.
   - Root invigoration is intended to aerate compacted soils and incorporate amendments such as compost and biochar, where appropriate, to improve oxygen diffusion, water infiltration, and root function.

6. **Carpenterworm Management**
   Good cultural practices may reduce tree stress and improve resistance to further infestation. Severely impacted trees may be less desirable for preservation. For high-value or high-visibility retained trees, consider preventive bark treatments targeting newly hatched larvae and biological control applications where appropriate.

7. **Support Systems**
   Install a supplemental support system in cedar elm #11723 to address the codominant stem structure, following weight-reduction pruning as appropriate, to reduce the likelihood of stem or branch failure during wind loading.

8. **Structural Pruning**
   Consider structural pruning for cedar elm #11722 to reduce crossing branch conflicts and improve scaffold structure. Structural pruning is intended to promote a more stable branch architecture over time.

9. **Girdling Roots and Materials**
   - Girdling materials damage the cambium, restricting the uptake of water and nutrients, and may lead to decreased vitality and the eventual decline of the tree.
   - Cut and remove the girdling roots from cedar elm #11773.
   - Girdling roots were noted on two (2) other trees; however, they were too large to be removed, and the trees are recommended for removal due to their poor condition.
   - Inspect fencing where it contacts preserved trees and adjust where feasible to reduce continued stem contact. Girdling materials were noted on 11 trees; in many cases, the materials were already embedded and could not be removed without causing additional injury.

10. **Fungal Bodies**
    - Fungal bodies may indicate decay, colonization of dead tissue, or other internal dysfunction; the significance depends on the host, location, and fungal identity.
    - The fungal structure on post oak #11685 was too degraded for reliable visual identification. I recommend monitoring the tree for further fungal growth, which should then be identified. Consider conducting a Level 3 Advanced Assessment to evaluate the structural integrity of the tree.
    - Fungal bodies were identified on two (2) trees recommended for removal.
    - Fungal structures visually consistent with Biscogniauxia were noted on six (6) trees. Biscogniauxia spp. may be associated with stress-related decline in oaks and should be interpreted in the context of overall tree condition.

11. **Vines**
    Remove vines from preserved trees where infestations increase canopy loading, obscure inspection, or compete for light.

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12. **Mistletoe**
    Remove mistletoe from four (4) trees to reduce further spread and canopy stress. Wrapping infection sites using long-lasting, weather-resistant tape can discourage resprouting. Herbicides and plant growth regulators may suppress mistletoe, but results can be inconsistent.

13. **Mulch**
    Preserved trees within developed or disturbed portions of the site would benefit from mulch application where feasible.

14. **Soil Sampling and Prescriptive Fertilization**
    Soil sampling should be considered for preserved trees in developed or managed areas to guide any prescriptive fertilization program. Trees exhibiting moderate to low vitality may be prioritized for evaluation.

Recommendations for individual trees may be found in Table 4.

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Table 4: Tree Inventory Table

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
943	Cedar elm	28.5	Good	Heritage	Dead branches (1 to 5-in), hanging branch (10-in), low clearance over ground	Prune dead branches, remove hanging branch, clearance pruning
944	Post oak	35	Fair	Heritage	Dead branches (1 to 4-in), boring insect damage (minor), moderate vitality, low clearance over ground	Prune dead branches, clearance pruning, soil sampling/prescriptive fertilization
945	Post oak	35.5	Poor	Heritage	Dead branches (1 to 6-in), girdling root (fused - too large to remove), low vitality, dieback (severe)	Removal
946	Hackberry	25	Poor	Heritage	Fungal body on root collar, multistem with 6-feet of included bark, cavity on root collar, otherwise good vitality	Removal
947	Post oak	31	Good	Heritage	Dead branches (1 to 6-in), boring insect damage, low clearance over ground, good vitality, compaction from cow activity in a 2-ft radius around root collar	Prune dead branches, clearance pruning
11601	Post oak	28.5	Good	Heritage	Low clearance over ground, good vitality	Clearance pruning
11602	Post oak	24.5	Good	Heritage	Dead branches (1-in), moderate vitality, dieback (minor)	Prune dead branches, Root Invigoration
11603	Post oak	27.5	Good	Heritage	Good vitality, low clearance over ground	Clearance pruning
11604	Post oak	15.5, 16.5 (23.75)	Good	Heritage	Dead branches (1 to 3-in), multistem connected at root flare, good vitality	Prune dead branches
11605	Post oak	16, 15, 10.5 (28.75)	Good	Heritage	Dead branches (1 to 2-in), multistem connected at root flare, good vitality	Prune dead branches
11606	Post oak	25	Good	Heritage	Dead branches (1 to 3-in), multistem with 1.5 – in of included bark, good vitality	Prune dead branches
11607	Post oak	27.5	Poor	Heritage	Dead branches (1 to 9-in), low vitality, dieback (moderate)	Removal if affected by development, if preserved: Root Invigoration, prune dead branches
11608	Post oak	16.5, 16 (24.5)	Good	Heritage	Dead branches (1 to 3-in), multistem, good vitality	Prune dead branches
11609	Post oak	18, 14.5 (25.25)	Poor	Heritage	Dead branches (1 to 3-in), low vitality, dieback (moderate)	Removal if affected by development, if preserved: Root Invigoration, prune dead branches
11610	Post oak	25.5	Good	Heritage	Dead branches (1 to 3-in), good vitality and structure	Prune dead branches
11611	Post oak	24.5	Dead	Heritage		Removal

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11612	Post oak	24.5	Good	Heritage	Dead branches (1-in)	Prune dead branches
11613	Post oak	29.5	Good	Heritage	Dead branches (1 to 4-in), good vitality, low clearance over ground	Prune dead branches, clearance pruning
11614	Eastern redcedar	26.5	Good	Heritage	Vines, low clearance over ground	Clearance pruning, remove vines
11615	Post oak	20, 15 (27.5)	Good	Heritage	May be considered two trees (stems 6-in apart), good vitality, low clearance over ground	Clearance pruning
11616	Post oak	22.5, 22 (33.5)	Poor	Heritage	Low vitality, dieback (severe), upper crown dead	Removal
11617	Post oak	19, 19 (28.5)	Good	Heritage	Dead branches (1 to 4-in), suspected *Biscogniauxia* canker on western stem, multistem	Prune dead branches
11618	Post oak	24.5	Good	Heritage	Dead branches (1 to 6-in), good vitality, low clearance over ground	Prune dead branches, clearance pruning
11619	Post oak	24	Good	Heritage	Low clearance over ground, good vitality	Clearance pruning
11620	Post oak	19.5, 14 (26.5)	Fair	Heritage	Boring insect damage, good vitality, frass on stem, minor aphids (below action threshold), low clearance over ground	Clearance pruning
11621	Post oak	24.5	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage (carpenterworm moth - female adult found on tree), damage on south side of stem from borers, good vitality	Prune dead branches
11622	Post oak	18.5, 17 (27)	Fair	Heritage	Boring insect damage, multistem, moderate vitality, twig dieback, low clearance over ground	Clearance pruning, Root Invigoration
11623	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), boring insect damage, good vitality, minor aphids	Prune dead branches
11624	Post oak	16, 16 (24)	Good	Heritage	Multistem merged at root flare, good vitality	
11625	Post oak	24	Good	Heritage	Dead branches (1 to 5-in), good vitality	Prune dead branches
11626	Post oak	26.5	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage, discoloration on stem - likely due to bore holes, good vitality	Prune dead branches
11627	Post oak	26	Good	Heritage	Good vitality	
11628	Post oak	25	Good	Heritage	Dead branches (1 to 4-in)	Prune dead branches
11629	Post oak	18, 13 (24.5)	Poor	Heritage	Dead juniper between stems, dieback (moderate), low vitality	Removal
11630	Post oak	26	Dead	Heritage		Removal

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11631	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), juniper growing against stem, good vitality	Prune dead branches
11632	Post oak	17.5, 15 (25)	Fair	Heritage	Dead branches (1 to 3-in)	Prune dead branches
11633	Post oak	26	Dead	Heritage		Removal
11634	Post oak	24	Good	Heritage	Dead branches (1 to 4-in), small wound on lower stem	Prune dead branches
11635	Post oak	28.5	Fair	Heritage	Dead branches (1 to 4-in), moderate vitality, dieback (moderate)	Prune dead branches, Root Invigoration
11636	Post oak	24.5	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning
11637	Post oak	27	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning
11638	Post oak	26	Fair	Heritage	Dead branches (1 to 5-in), moderate vitality	Prune dead branches, Root Invigoration, soil sampling/prescriptive fertilization
11639	Post oak	27	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage, wounds on stem, dieback (moderate)	Prune dead branches, soil sampling/prescriptive fertilization
11640	Post oak	24.5	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11641	Post oak	26	Good	Heritage	Dead branches (1 to 5-in), low clearance over ground	Prune dead branches, clearance pruning
11642	Post oak	25	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11643	Post oak	24	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), moderate vitality	Prune dead branches, Root Invigoration, soil sampling/prescriptive fertilization
11644	Post oak	24	Fair	Heritage	Dead branches (1 to 4-in), girdling materials (severe girdling by steel panels and cable - unable to be removed), good vitality	Removal
11645	Post oak	24	Fair	Heritage	Dead branches (1 to 3-in), moderate vitality	Prune dead branches, Root Invigoration, soil sampling/prescriptive fertilization
11646	Post oak	21, 17 (29.5)	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage, suspected *Biscogniauxia* canker, multistem bifurcating 4-ft above grade, good vitality	Prune dead branches
11647	Post oak	24.5	Good	Heritage	Dead branches (1 to 5-in), good vitality, low clearance over ground	Prune dead branches, clearance pruning

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11648	Post oak	24.5	Fair	Heritage	Dead branches (1 to 5-in), boring insect damage, low clearance over ground	Prune dead branches, clearance pruning
11649	Post oak	27	Good	Heritage	Dead branches (1 to 3-in), boring insect damage, codominant stems, good vitality, low clearance over ground	Prune dead branches, clearance pruning
11650	Post oak	28	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage, wound on stem	Prune dead branches
11651	Post oak	26.5	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11652	Post oak	28	Good	Heritage	Dead branches (1 to 4-in), corrected lean, good vitality, low clearance over ground	Prune dead branches, clearance pruning
11653	Post oak	25	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), minor aphids (below action threshold)	Prune dead branches
11654	American elm	26	Dead	Heritage		Removal
11655	Post oak	24	Good	Heritage	Dead branches (1 to 4-in), low clearance over ground	Prune dead branches, clearance pruning
11656	Post oak	31.5	Good	Heritage	Dead branches (1 to 5-in), boring insect damage (minor), good vitality, low clearance over ground	Prune dead branches, clearance pruning
11657	Post oak	24	Poor	Heritage	Suspected lightning damage, dieback (severe)	Removal
11658	Post oak	17.5, 16 (25.5)	Good	Heritage	Dead branches (1-in), multistem, low clearance over ground	Prune dead branches, clearance pruning
11659	Post oak	26	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning
11660	Post oak	24.5	Good	Heritage	Dead branches (1 to 2-in), low clearance over ground	Prune dead branches, clearance pruning
11661	Post oak	25	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning
11662	Post oak	28	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor)	Prune dead branches
11663	Post oak	30.5	Poor	Heritage	Boring insect damage, crossing branch with included bark, low vitality	Removal
11664	Post oak	27.5	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning
11665	Post oak	25.5	Good	Heritage	Dead branches (1 to 2-in)	Prune dead branches
11666	Post oak	25	Good	Heritage	Dead branches (1 to 3-in), boring insect damage, low clearance over ground	Prune dead branches, clearance pruning
11667	Post oak	27.5	Dead	Heritage		Removal

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11668	Post oak	26.5	Fair	Heritage	Dead branches (1 to 3-in), girdling materials (growing against chain link fence), girdling materials (piece of metal sealed in tree), wound on branch, moderate vitality	
11669	Post oak	27.5	Fair	Heritage	Dead branches (1 to 5-in), bulge at root flare, moderate vitality	Prune dead branches, Root Invigoration
11670	Post oak	36, 23.5 (47.75)	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage, girdling materials (growing against barbed wire fence), 3 codominant stems, degraded conk mushroom, moderate vitality, in retrenchment	Prune dead branches, Root Invigoration, soil sampling/prescriptive fertilization
11671	Post oak	29	Good	Heritage	Boring insect damage (minor)	
11672	Post oak	31	Fair	Heritage	Boring insect damage (minor), epicormic growth	Root invigoration
11673	Post oak	24.5	Poor	Heritage	Dead branches (1 to 3-in), boring insect damage, low vitality, epicormic growth	Removal if affected by development, if preserved: Root Invigoration, prune dead branches
11674	Post oak	26.5	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage, low clearance over ground	Prune dead branches, clearance pruning
11675	Post oak	27	Fair	Heritage	Dead branches (1 to 4-in), codominant stems, low clearance over ground, moderate vitality	Prune dead branches, clearance pruning, Root Invigoration
11676	Post oak	26	Good	Heritage	Dead branches (1 to 4-in), 1-ft cavity on north side of stem with reaction growth, girdling materials (barbed wire grown into tree), low clearance over ground	Prune dead branches, clearance pruning
11677	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), boring insect damage, low clearance over ground	Prune dead branches, clearance pruning
11678	Post oak	28	Good	Heritage	Dead branches (1 to 5-in)	Prune dead branches
11679	Post oak	28.5	Fair	Heritage	Moderate vitality, low clearance over ground	Clearance pruning, soil sampling/prescriptive fertilization
11680	Ashe juniper	23, 15 (30.5)	Poor	Unprotected*	Dead branches (1 to 5-in) extending to the ground (fire hazard), dieback, vines	Removal
11681	Post oak	33.5	Poor	Heritage	Dead branches (1 to 3-in), boring insect damage, low vitality, dieback (moderate)	Removal if affected by development, if preserved: Root Invigoration, prune dead branches
11682	Crapemyrtle	14, 7.5, 5.5, 5, 6, 5 (28.5)	Good	Heritage	Dead branches (1 to 3-in), several stems, low clearance over ground	Prune dead branches, clearance pruning
11683	Post oak	41.5, 22 (52.5)	Good	Heritage	Dead branches (9-in), vines, ~15-ft wound and degraded tissue on secondary stem	Prune dead branches, remove vines

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11684	Post oak	34.5	Fair	Heritage	Boring insect damage, wound on stem with white crust fungus and ant activity, insect frass, vines, good vitality	Prune dead branches, l3 advanced assessment on lower stem, remove vines
11685	Post oak	34.5	Fair	Heritage	Dead branches (1 to 6-in), boring insect damage, degraded fungal body on north side of stem, ants nesting on north side of stem, vines (severe), good vitality	Prune dead branches, l3 advanced assessment on stem
11686	Post oak	25	Fair	Heritage	Boring insect damage (minor), good vitality	
11687	Post oak	33	Poor	Heritage	Dead branches (1 to 6-in), boring insect damage, dieback (moderate), low vitality	Removal if affected by development, if preserved: Root Invigoration, prune dead branches
11688	Post oak	25	Good	Heritage	Dead branches (1 to 3-in)	Prune dead branches
11689	Post oak	25	Dead	Heritage		Removal
11690	Post oak	30	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), low clearance over ground, good vitality	Prune dead branches, clearance pruning
11691	Post oak	33	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), vines, good vitality	Prune dead branches, remove vines
11692	Post oak	26	Good	Heritage	Dead branches (1 to 3-in), vines, hanging branch (3-in)	Prune dead branches, remove hanging branch, remove vines
11693	Post oak	27	Poor	Heritage	Dead branches (1-in), large wounds on east and west sides from branch failures, moderate vitality	Removal if affected by development, if preserved: Root Invigoration, prune dead branches
11694	Post oak	29	Good	Heritage	Dead branches (1 to 2-in)	Prune dead branches
11695	Post oak	29	Fair	Heritage	Dead branches (1 to 2-in), boring insect damage, moderate vitality	Prune dead branches, Root Invigoration
11696	Post oak	33	Fair	Heritage	Dead branches (1 to 5-in), boring insect damage (minor), ~3-ft wound on stem, moderate vitality	Prune dead branches, Root Invigoration, soil sampling/prescriptive fertilization
11697	Post oak	24.5	Poor	Heritage	Low vitality, ~20% canopy remaining, dieback (severe)	Removal
11698	Post oak	30	Good	Heritage	Dead branches (1 to 3-in)	Prune dead branches
11699	Post oak	43	Dead	Heritage		Removal
11700	Post oak	29	Dead	Heritage		Removal
11701	Post oak	31.5	Good	Heritage	Dead branches (1 to 6-in), boring insect damage (minor), vines, low clearance over ground	Prune dead branches, remove vines, clearance pruning

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11702	American elm	48	Fair	Heritage	Dead branches (1 to 4-in), vines (severe), good vitality, low clearance over ground	Prune dead branches, clearance pruning, remove vines
11703	Cedar elm	18, 15.5 (25.75)	Good	Heritage	Dead branches (1 to 2-in), multistem, vines, good vitality, hanging branches (2 to 3-in)	Prune dead branches, remove hanging branch, remove vines
11704	Cedar elm	35	Poor	Heritage	Multistem, girdling materials (barbed wire around southern stem), low clearance over ground, vines, large wounds and cavities on stem due to previous branch failure, good vitality	Removal
11705	Cedar elm	19.5, 12 (25.5)	Fair	Heritage	Multistem, hanging branch (7-in), low clearance over ground, crossing branches	Remove hanging branch, clearance pruning
11706	Cedar elm	16, 16 (24)	Good	Heritage	Dead branches (1 to 3-in), sapsucker holes, multistem, mistletoe	Prune dead branches, remove mistletoe
11707	Post oak	29	Good	Heritage	Dead branches (1 to 8-in), boring insect damage (minor), low clearance over ground	Prune dead branches
11708	Post oak	27	Fair	Heritage	Dead branches (1 to 4-in), boring insect damage, low clearance over ground, moderate vitality	Prune dead branches, clearance pruning, Root Invigoration, soil sampling/prescriptive fertilization
11709	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), good vitality	Prune dead branches
11710	Post oak	24	Fair	Heritage	Dead branches (1 to 3-in), boring insect damage, wound on east side of stem with reaction growth, moderate vitality	Prune dead branches, Root Invigoration, soil sampling/prescriptive fertilization
11711	Post oak	25	Fair	Heritage	Boring insect damage (minor), moderate vitality	Prune dead branches, soil sampling/prescriptive fertilization
11712	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), vines, good vitality	Prune dead branches
11713	Post oak	20, 17.5 (28.75)	Good	Heritage	Dead branches (1-in), good vitality	Prune dead branches
11714	Post oak	20, 18, 12 (35)	Good	Heritage	Low clearance over ground, good vitality	Clearance pruning
11715	Post oak	31	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor)	Prune dead branches
11716	Post oak	25	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), dieback (minor)	Prune dead branches
11717	Post oak	25	Good	Heritage	Vines, low clearance over ground	Clearance pruning, remove vines
11718	Post oak	32	Poor	Heritage	Dead branches (1 to 7-in), boring insect damage, low vitality, dieback (severe)	Removal
11719	Post oak	31	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), low clearance over ground, dieback (minor)	Prune dead branches, clearance pruning

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11720	Post oak	26	Good	Heritage	Dead branches (1 to 4-in), boring insect damage (minor), wound on the west side of stem	Prune dead branches
11721	Cedar elm	25	Good	Heritage	Dead branches (1-in), vines (severe), mistletoe, low clearance over ground	Prune dead branches, clearance pruning, remove mistletoe, remove vines
11722	Cedar elm	17, 15.5 (24.75)	Fair	Heritage	Could be considered two trees, vines (severe), poor branching structure, corrected lean on secondary stem, low clearance over ground	Clearance pruning, structural pruning
11723	Cedar elm	25.5	Good	Heritage	Wound on lower stem from branch failure, good vitality, codominant stems	Install cable
11724	Cedar elm	18.5, 17.5, 10.5 (32.5)	Good	Heritage	Dead branches (1 to 4-in), low clearance over ground, multistem connected at root flare, mistletoe (minor)	Prune dead branches, clearance pruning, remove mistletoe
11725	Post oak	40	Dead	Heritage		Removal
11726	Cedar elm	27.5	Good	Heritage	Dead branches (1 to 5-in), girdling materials (barbed wire sticking out of stem), low clearance over ground, vines, mistletoe (minor)	Prune dead branches, clearance pruning, remove vines, remove mistletoe
11727	Post oak	36	Dead	Heritage		Removal
11728	Post oak	34	Good	Heritage	Dead branches (1 to 7-in), sealed wound on east side of stem, low clearance over ground, hanging branch (2-in)	Prune dead branches, remove hanging branch, clearance pruning
11729	Cedar elm	25	Fair	Heritage	Dead branch (11-in), dieback (moderate) in northern crown, codominant stems, good vitality in lower crown, low clearance over ground	Prune dead branches, clearance pruning
11730	Cedar elm	32.5	Good	Heritage	Dead branches (1-in, 12-in), mistletoe (minor), girdling root (fused - cannot be removed), low clearance over ground, good vitality	Prune dead branches, clearance pruning
11731	Cedar elm	31	Good	Heritage	Dead branches (1 to 4-in), large wound on branch from previous failure, low clearance over ground, good vitality	Prune dead branches, clearance pruning
11732	Post oak	34	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), twig dieback (minor)	Prune dead branches
11733	Post oak	32	Good	Heritage	Dead branches (1 to 5-in), boring insect damage (minor), low clearance over ground	
11734	Post oak	35	Dead	Heritage		Removal
11735	Post oak	30.5	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11736	Post oak	28	Good	Heritage	Dead branches (1 to 2-in), low clearance over ground, buttress roots larger and wider than typical - I suspect girdling due to barely visible horizontal line around upper root collar	Prune dead branches, clearance pruning
11737	Post oak	26	Good	Heritage	Dead branches (1 to 2-in), girdling materials (growing against dead juniper that was girdling the southern root collar), low clearance over ground	Prune dead branches, clearance pruning, remove juniper
11738	Post oak	35	Good	Heritage	Dead branches (1 to 5-in), boring insect damage (minor), root flare larger than typical with merged buttress roots, large canker on northern stem, low clearance over ground, good vitality	Prune dead branches, clearance pruning
11739	Post oak	24	Good	Heritage	Dead branches (1 to 5-in), low clearance over ground, good vitality	Prune dead branches, clearance pruning
11740	Post oak	23, 16.5 (31.25)	Dead	Heritage		Removal
11741	Post oak	21, 17 (29.5)	Good	Heritage	Multistem bifurcating 2.5 above grade, twig dieback (minor), low clearance over ground	Clearance pruning
11742	Post oak	17.5, 15.5, 7.5 (29)	Good	Heritage	Dead branches (1-in), codominant stems, low clearance over ground	Prune dead branches, clearance pruning
11743	Post oak	24.5	Dead	Heritage		Removal
11744	Post oak	28.5	Dead	Heritage	5% of canopy remaining	Removal
11745	Post oak	26	Dead	Heritage		Removal
11746	Post oak	25.5	Dead	Heritage		Removal
11747	Post oak	25.5	Fair	Heritage	Dead branches (1 to 4-in), boring insect damage (minor), low clearance over ground, moderate vitality	Prune dead branches, clearance pruning, Root Invigoration, soil sampling/prescriptive fertilization
11748	Post oak	48	Fair	Heritage	Dead branches (1 to 5-in), boring insect damage (minor), multistem bifurcating 5.5-ft above grade, slightly chlorotic leaves, low clearance over ground	Prune dead branches, clearance pruning, soil sampling/prescriptive fertilization
11749	Post oak	42	Dead	Heritage		Removal
11750	Chinaberry	18.5, 16.5, 8, 5.5, 3 (35)	Fair	Unprotected (non-native)	Dead branches (1 to 10-in), multistem, hanging branch (4-in), dieback in upper crown	Prune dead branches, remove hanging branch
11751	Post oak	34	Fair	Heritage	Dead branches (1 to 6-in), boring insect damage, dieback (moderate), moderate vitality	Prune dead branches, Root Invigoration, soil sampling/prescriptive fertilization

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11752	Post oak	31	Good	Heritage	Dead branches (1 to 4-in), boring insect damage, low clearance over ground, good vitality	Prune dead branches, clearance pruning
11753	Post oak	29.5	Good	Heritage	Dead branches (1 to 4-in), good vitality	Prune dead branches
11754	Post oak	31	Fair	Heritage	Moderate vitality, low clearance over ground, growing against hackberry	Clearance pruning, remove hackberry, soil sampling/prescriptive fertilization
11755	Post oak	28	Good	Heritage	Dead branches (1 to 5-in), low clearance overground, good vitality	Prune dead branches, clearance pruning
11756	Post oak	24.5, 21.5 (35.25)	Good	Heritage	Dead branches (1 to 4-in), low clearance over fence	Prune dead branches, clearance pruning
11757	Post oak	32.5	Good	Heritage	Dead branches (1 to 6-in), vines, low clearance over ground	Prune dead branches, remove vines, clearance pruning
11758	Post oak	32.5	Good	Heritage	Dead branches (1 to 3-in), vines, low clearance over ground	Prune dead branches, clearance pruning, remove vines
11759	Post oak	33	Good	Heritage	Dead branches (1 to 4-in), boring insect damage, vines, low clearance over ground	Prune dead branches, clearance pruning, remove vines
11760	Post oak	21.5, 14.5, 12 (34.75)	Good	Heritage	Dead branches (1 to 3-in), low clearance over fence	Prune dead branches, clearance pruning
11761	Post oak	26	Fair	Heritage	Juniper growing against root collar, low clearance over ground, dieback (minor), moderate vitality	Clearance pruning, soil sampling/prescriptive fertilization
11762	Post oak	25	Good	Heritage	Dead branches (1 to 2-in), vines, low clearance over ground	Prune dead branches, clearance pruning
11763	Post oak	34	Good	Heritage	Dead branches (1 to 4-in), boring insect damage, low clearance over ground	Prune dead branches, clearance pruning
11764	Post oak	29.5	Fair	Heritage	Dead branches (1 to 3-in), moderate vitality	Prune dead branches, soil sampling/prescriptive fertilization
11765	Cedar elm	32	Good	Heritage	Vines	Remove vines
11766	Cedar elm	25	Good	Heritage	Dead branches (1 to 3-in), codominant stems, low clearance over ground	Prune dead branches, clearance pruning
11767	Post oak	23, 22 (34)	Good	Heritage	Dead branches (1 to 4-in), boring insect damage, codominant stems, low clearance over ground	Prune dead branches, clearance pruning
11768	Post oak	20.5, 14 (27.5)	Fair	Heritage	Dead branches (1 to 2-in), boring insect damage, moderate vitality	Prune dead branches, soil sampling/prescriptive fertilization
11769	Post oak	40	Fair	Heritage	Dead branches (1 to 5-in), vines, low clearance over ground, moderate vitality	Prune dead branches, remove vines
11770	Post oak	28.5	Fair	Heritage	Dead branches (1 to 4-in), boring insect damage, moderate vitality	Prune dead branches, soil sampling/prescriptive fertilization

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11771	Post oak	29	Poor	Heritage	Boring insect damage (moderate), low vitality, girdling roots (too large to remove), dieback (severe)	Removal
11772	Post oak	46.5	Good	Heritage	Dead branches (1 to 6-in), boring insect damage, compacted soil under tree from cow activity, dieback (minor) in upper crown, good vitality in lower crown	Prune dead branches, clearance pruning
11773	Cedar elm	25	Good	Heritage	Dead branches (1 to 4-in), low clearance over ground, 1 to 4-in girdling roots	Prune dead branches, clearance pruning, remove girdling root
11774	Post oak	24	Fair	Heritage	Dead branches (1 to 4-in), boring insect damage, abnormally wide root flare	Prune dead branches
11775	Post oak	24	Poor	Heritage	Dieback (severe), epicormic growth in lower canopy, low vitality	Removal
11776	Post oak	24	Fair	Heritage	Dead branches (1 to 5-in), boring insect damage, wound on northern root collar, moderate vitality, low clearance over ground	Prune dead branches, soil sampling/prescriptive fertilization, clearance pruning
11777	Post oak	32	Good	Heritage	Dead branches (1 to 4-in), low clearance over ground	Prune dead branches, clearance pruning
11778	Post oak	25	Good	Heritage	Dead branches (1 to 5-in), boring insect damage, vines, degraded tissue inside root collar	Prune dead branches, remove vines
11779	Post oak	24.5	Good	Heritage	Dead branches (1 to 3-in), vines, good vitality	Prune dead branches, remove vines
11780	Post oak	25	Good	Heritage	Dead branches (1 to 3-in), boring insect damage, vines, low clearance over ground	Prune dead branches, clearance pruning
11781	Post oak	25	Fair	Heritage	Dead branches (1 to 7-in), moderate vitality, vines	Prune dead branches, soil sampling/prescriptive fertilization, remove vines
11782	Post oak	25.5	Good	Heritage	Dead branches (1 to 5-in), boring insect damage (minor)	Prune dead branches
11783	Post oak	29	Good	Heritage	Dead branches (1 to 6-in), twig dieback (minor), low clearance over ground	Prune dead branches, clearance pruning
11784	Post oak	26	Good	Heritage	Dead branches (1 to 5-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11785	Post oak	26, 16, 11 (39.5)	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), girdling material (roots from neighboring ash juniper), good vitality, low clearance over ground	Prune dead branches, clearance pruning
11786	Post oak	20, 12 (26)	Good	Heritage	Low clearance over ground	Clearance pruning
11787	Post oak	28	Dead	Heritage		Removal
11788	Post oak	32	Fair	Heritage	Dead branches (1 to 8-in), boring insect damage, good vitality	Prune dead branches

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11789	Post oak	27	Good	Heritage	Dead branches (1 to 4-in), vines	Prune dead branches, remove vines
11790	Eastern redcedar	27	Good	Heritage	Dead branches (1 to 4-in), good vitality, low clearance over ground	Prune dead branches, clearance pruning
11791	Post oak	25.5	Good	Heritage	Dead branches (1 to 3-in), good vitality, low clearance over ground	Prune dead branches, clearance pruning
11792	Post oak	28.5	Dead	Heritage		Removal
11793	Post oak	25	Good	Heritage	Good vitality, low clearance over ground	Clearance pruning
11794	Post oak	30.5	Good	Heritage	Dead branches (1 to 4-in), low clearance over ground, good vitality, vines	Prune dead branches, clearance pruning, remove vines
11795	Post oak	39	Fair	Heritage	Vines, low clearance over ground, moderate vitality	Clearance pruning
11796	Post oak	35	Good	Heritage	Dead branches (1 to 4-in), boring insect damage, low clearance over ground	Prune dead branches, clearance pruning
11797	Post oak	22, 18 (31)	Good	Heritage	Dead branches (1 to 3-in), vines, good vitality, low clearance over ground	Prune dead branches, clearance pruning, remove vines
11798	Post oak	43, 10.5 (48.25)	Good	Heritage	Dead branches (1 to 4-in), low clearance over ground, good vitality	Prune dead branches, clearance pruning
11799	Post oak	20, 18 (29)	Good	Heritage		
11800	Post oak	27	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), low clearance over ground, good vitality	Prune dead branches, clearance pruning
11801	Post oak	24.5, 24 (36.5)	Good	Heritage	Boring insect damage (minor), vines, low clearance over ground	Clearance pruning, remove vines
11802	Post oak	27.5	Good	Heritage	Dead branches (1 to 4-in), codominant stems, vines	Prune dead branches, remove vines
11803	Post oak	34	Good	Heritage	Dead branches (1 to 6-in), codominant stems, vines, low clearance over ground	Prune dead branches, clearance pruning, remove vines
11804	Post oak	31.5	Good	Heritage	Dead branches (1 to 4-in)	Prune dead branches
11805	Post oak	34	Fair	Heritage	Dead branches (1 to 4-in), boring insect damage (minor), unbalanced canopy, codominant stems, vines, good vitality	Prune dead branches, remove vines
11806	Post oak	34.5	Dead	Heritage		Removal
11807	Post oak	35	Good	Heritage	Dead branches (1 to 6-in), boring insect damage (minor), girdling materials (adjacent juniper), vines	Prune dead branches, remove ashe juniper, remove vines
11808	Post oak	32	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), vines (severe), moderate vitality, low clearance over ground	Prune dead branches, remove vines, clearance pruning

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11809	Post oak	28.5	Good	Heritage	Dead branches (1 to 3-in), boring insect damage, low clearance over ground, hanging branch (10-inch - lodged against stem)	Prune dead branches, remove hanging branch, clearance pruning
11810	Post oak	38.5	Good	Heritage	Dead branches (1 to 5-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11811	Post oak	37	Good	Heritage	Dead branches (1 to 3-in), vines	Prune dead branches, remove vines
11812	Post oak	35	Good	Heritage	Dead branches (1 to 2-in), boring insect damage, vines	Prune dead branches, remove vines
11813	Post oak	32	Fair	Heritage	Boring insect damage (significant), vines, moderate vitality	Remove vines
11814	Post oak	32.5	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11815	Post oak	34	Fair	Heritage	Large wound extending from base of stem to 15-ft above grade - potential lightning damage, otherwise good vitality	
11816	Post oak	37	Good	Heritage	Dead branches (1 to 4-in), boring insect damage, bulge at root collar, suspected *Biscogniaux*ia canker near bore hole, good vitality	Prune dead branches
11817	Post oak	28	Dead	Heritage		Removal
11818	Post oak	20.5, 17 (29)	Fair	Heritage	Dead branches (1 to 3-in), codominant stems, moderate vitality	Prune dead branches, soil sampling/prescriptive fertilization
11819	Post oak	25.5	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), girdling materials (adjacent juniper)	Prune dead branches, remove juniper
11820	Post oak	26	Dead	Heritage		Removal
11821	Post oak	26	Dead	Heritage		Removal
11822	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11823	Post oak	27	Good	Heritage	Dead branches (1 to 2-in), good vitality, low clearance over ground	Prune dead branches, clearance pruning
11824	Post oak	18.5, 16.5, 16 (34.75)	Good	Heritage	Dead branches (1 to 4-in), multistem	Prune dead branches
11825	Post oak	26	Good	Heritage	Dead branches (1 to 3-in), twig dieback (minor), low clearance over ground	Prune dead branches, clearance pruning
11826	Post oak	26	Dead	Heritage		Removal
11827	Post oak	21.5, 17 (30)	Poor	Heritage	Dieback (severe), low vitality	Removal

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11828	Post oak	20.5, 13.5 (27.25)	Good	Heritage	Dead branches (1 to 2-in), low clearance over ground	Prune dead branches, clearance pruning
11829	Post oak	20, 19 (29.5)	Fair	Heritage	Dead branches (1 to 5-in), low vitality in secondary stem - moderate otherwise, suspected slime mold on western stem, dead juniper between the two stems (connected at root collar)	Prune dead branches
11830	Post oak	20, 17 (28.5)	Fair	Heritage	Dead branches (1 to 6-in), vines, dieback (minor), moderate vitality	Prune dead branches
11831	Post oak	18.5, 12.5 (24.75)	Fair	Heritage	Dead branches (1 to 3-in), multistem connected at root collar, moderate vitality	Prune dead branches
11832	Post oak	21, 9 (25.5)	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11833	Post oak	24	Good	Heritage	Boring insect damage (minor), good vitality	
11834	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), boring insect damage	Prune dead branches
11835	Post oak	25	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor)	Prune dead branches
11836	Post oak	17.5, 13.5 (24.25)	Good	Heritage	Dead branches (1 to 3-in)	Prune dead branches
11837	Post oak	25.5	Good	Heritage	Dead branches (1-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11838	Post oak	30	Good	Heritage	Boring insect damage (minor), low clearance over ground	Clearance pruning
11839	Post oak	30	Good	Heritage	Dead branches (1 to 3-in)	Prune dead branches
11840	Post oak	33.5	Fair	Heritage	Dead branches (1 to 4-in), boring insect damage, several large bulges on stem, otherwise good vitality	Prune dead branches
11841	Post oak	24.5	Good	Heritage	Low clearance over ground	Clearance pruning
11842	Post oak	24	Good	Heritage	Dead branches (1 to 4-in), boring insect damage, sealed vertical crack on stem	Prune dead branches
11843	Post oak	24	Poor	Heritage	Dead branches (1 to 2-in), boring insect damage, growing against dead juniper tree, dieback (moderate), low vitality	Removal if affected by development; if preserved: prune dead branches, soil sampling/prescriptive fertilization
11844	Post oak	24	Poor	Heritage	Dead branches (1 to 4-in), boring insect damage (significant), suspected *Biscogniauxia* canker, insect frass on stem, moderate vitality, dieback (moderate)	Removal if affected by development; if preserved: prune dead branches, soil sampling/prescriptive fertilization
11845	Post oak	24	Good	Heritage	Juniper tree growing against root collar, vines, low clearance over ground	Clearance pruning, remove vines
11846	Post oak	25.5	Dead	Heritage		Removal

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11847	Post oak	26.5	Fair	Heritage	Dead branches (1 to 3-in), codominant stems, suspected *Biscogniauxia* canker, wound on stem, dieback (moderate) of twigs, moderate vitality	Prune dead branches, soil sampling/prescriptive fertilization
11848	Post oak	24.5	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning
11849	Post oak	25.5	Good	Heritage	Dead branches (1 to 4-in), vines, low clearance over ground	Prune dead branches, clearance pruning, remove vines
11850	Post oak	18.5, 11 (24)	Good	Heritage	Dieback (minor), otherwise good vitality	
11851	Post oak	26	Fair	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), unbalanced canopy	Prune dead branches
11852	Post oak	20, 15 (27.5)	Poor	Heritage	Dieback of two large branches including secondary stem, low vitality, thin canopy, suspected *Biscogniauxia* canker	Removal
11853	Post oak	24	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor)	Prune dead branches
11854	Post oak	26	Good	Heritage	Dead branches (1 to 2-in), low clearance over ground	Prune dead branches, clearance pruning
11855	Post oak	24	Dead	Heritage		Removal
11856	Post oak	25	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor)	Prune dead branches
11857	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning
11858	Post oak	28	Dead	Heritage	Large wound on stem, fungal bodies on stem, topped from storm damage - live tissue but in significant decline	Removal
11859	Post oak	24	Good	Heritage	Dead branches (1 to 4-in), low clearance over ground	Prune dead branches, clearance pruning
11860	Post oak	25.5	Good	Heritage	Dead branches (1 to 3-in), vines, low clearance over ground	Prune dead branches, clearance pruning, remove vines
11861	Post oak	28	Poor	Heritage	Dead branches (1 to 8-in), dieback (severe) in upper crown, moderate vitality in remaining canopy	Removal if affected by development; if preserved: prune dead branches, soil sampling/prescriptive fertilization
11862	Post oak	26	Dead	Heritage		Removal
11863	Post oak	20.5, 17.5 (29.25)	Good	Heritage	Dead branches (1 to 2-in)	Prune dead branches

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11864	Post oak	24.5	Fair	Heritage	Dead branches (1 to 3-in), wound on north side of stem, dieback (minor), moderate vitality	Prune dead branches, soil sampling/prescriptive fertilization
11865	Post oak	19.5, 15 (27)	Good	Heritage	Wound on secondary stem	
11866	Post oak	25.5	Good	Heritage	Dead branches (1 to 2-in), boring insect damage	Prune dead branches
11867	Post oak	24	Good	Heritage	Dead branches (1 to 4-in), vines, low clearance over ground, corrected lean	Prune dead branches, clearance pruning
11868	Post oak	26	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor)	Prune dead branches
11869	Post oak	25	Good	Heritage	Dead branches (1 to 2-in), low clearance over ground	Clearance pruning, prune dead branches
11870	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning
11871	Post oak	26.5	Good	Heritage	Boring insect damage (minor), vines	Remove vines
11872	Post oak	25.5	Good	Heritage	Boring insect damage (minor), low clearance over ground	Clearance pruning
11873	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor)	Prune dead branches
11874	Post oak	24	Poor	Heritage	Boring insect damage, large bulge on lower stem, epicormic growth, dieback (moderate)	Removal
11875	Post oak	24	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor)	Prune dead branches
11876	Post oak	19, 15 (26.5)	Good	Heritage	Dead branches (1 to 3-in), may be considered separate trees (stems 3-in apart)	Prune dead branches
11877	Post oak	27	Good	Heritage	Dead branches (1 to 5-in), corrected lean	Prune dead branches
11878	Eastern redcedar	28	Poor	Heritage	Dieback (severe), low vitality	Removal
11879	Post oak	17, 15.5 (24.75)	Fair	Heritage	Dead branches (1 to 3-in), twig dieback, moderate vitality, thin canopy	Prune dead branches, soil sampling/prescriptive fertilization
11880	Post oak	26	Good	Heritage	Dead branches (1 to 4-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11881	Post oak	21, 17 (29.5)	Good	Heritage	Dead branches (1 to 5-in), low clearance over ground	Prune dead branches, clearance pruning
11882	Post oak	21, 17.5 (29.75)	Fair	Heritage	Dead branches (1 to 4-in), moderate vitality, dieback (minor)	Prune dead branches
11883	Post oak	25.5	Good	Heritage	Dead branches (1 to 4-in), twig dieback (minor)	Prune dead branches

Tree ID	Species	DBH (In)	Condition	Protected Status	Observations	Recommendations
11884	Post oak	25	Good	Heritage	Dead branches (1 to 3-in), boring insect damage (minor)	Prune dead branches
11885	Post oak	25	Good	Heritage	Boring insect damage (minor), vines, low clearance over ground	Clearance pruning, remove vines
11886	Post oak	25	Good	Heritage	Dead branches (1 to 2-in), boring insect damage, low clearance over ground	Prune dead branches, clearance pruning
11887	Post oak	25.5	Fair	Heritage	Dead branches (1 to 2-in)	Prune dead branches
11888	Post oak	25	Good	Heritage	Dead branches (1 to 5-in), low clearance over ground	Prune dead branches, clearance pruning
11889	Post oak	26.5	Dead	Heritage		Removal
11890	Post oak	16, 16 (24)	Good	Heritage	Low clearance over ground	Clearance pruning
11891	Post oak	24	Good	Heritage	Dead branches (1 to 2-in), boring insect damage (minor), low clearance over ground	Prune dead branches, clearance pruning
11892	Post oak	32.5	Good	Heritage	Dead branches (1 to 5-in), vines, low clearance over ground	Prune dead branches, clearance pruning
11893	Eastern redcedar	26	Good	Heritage	Dead branches (1 to 3-in), low clearance over ground	Prune dead branches, clearance pruning

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Appendix I – Photographs



Photo 4: Post oak #11670 in contact with a wire fence.



Photo 5: Cedar elm #11704 in poor condition.



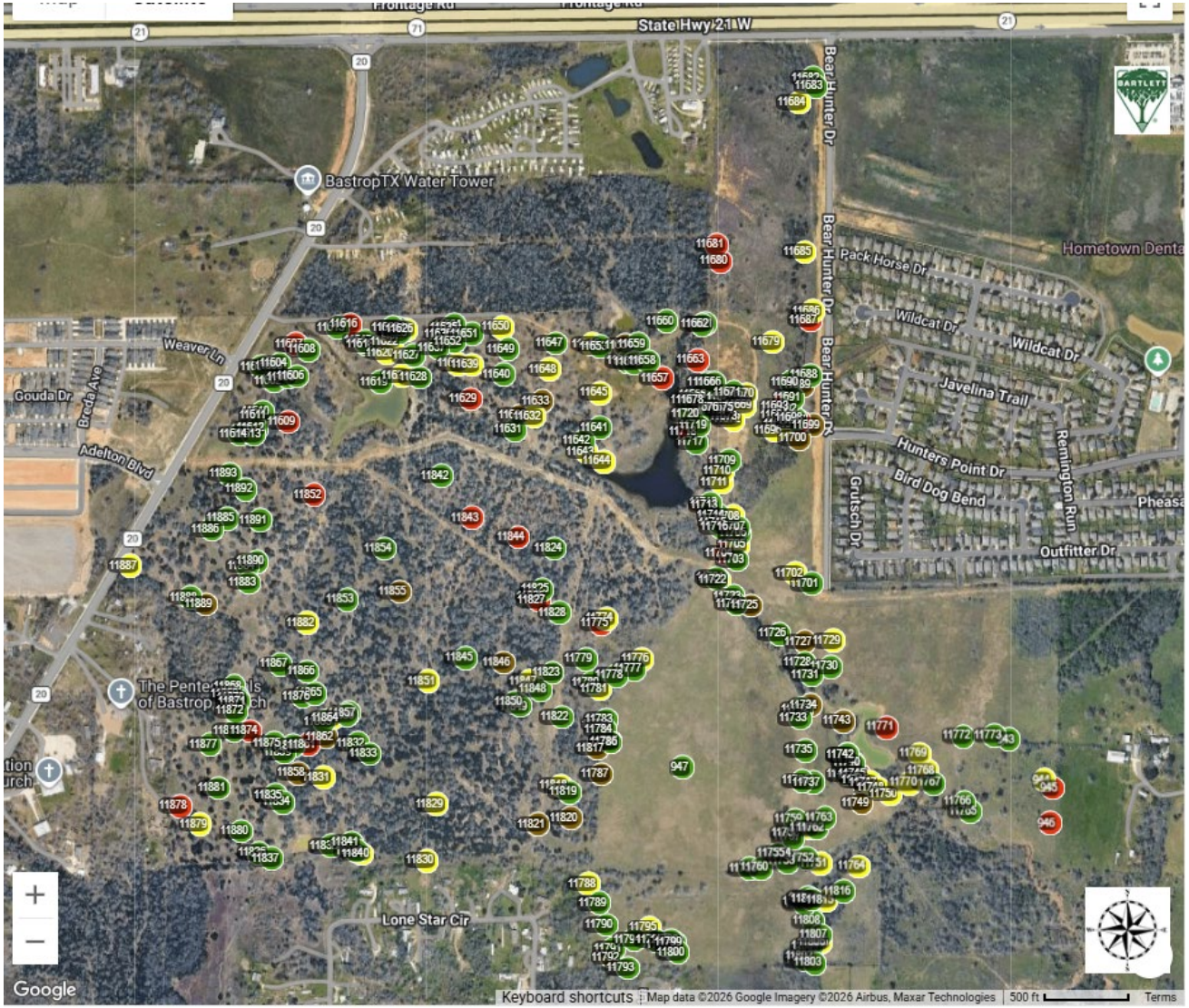
Photo 6: Adult carpenterworm moth (*Prionoxystus robiniae*) on post oak #11620.



Photo 7: Juniper roots girdling post oak #11785.

Appendix II – Tree Condition Map

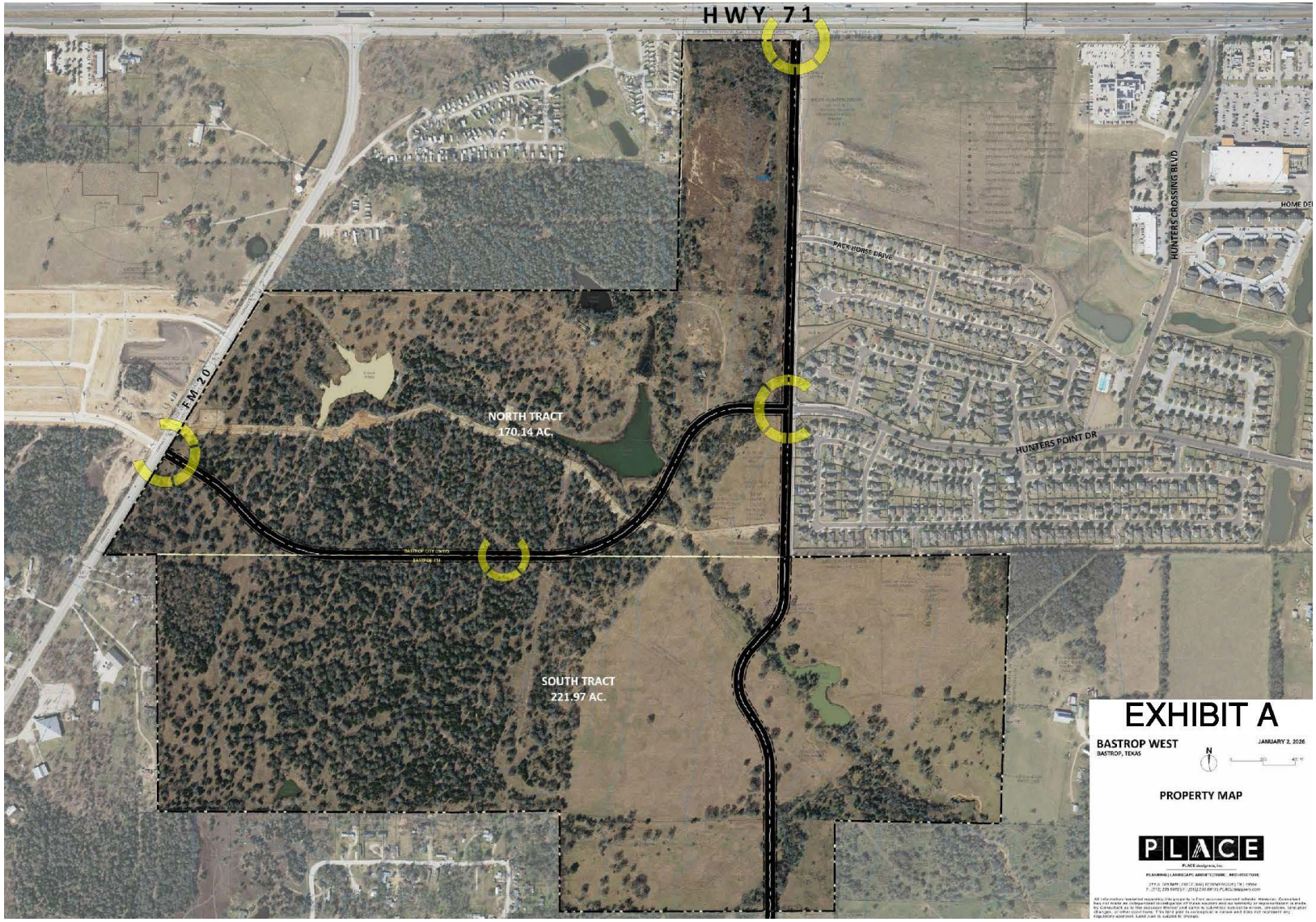
ArborScope Image Accessed May 2026

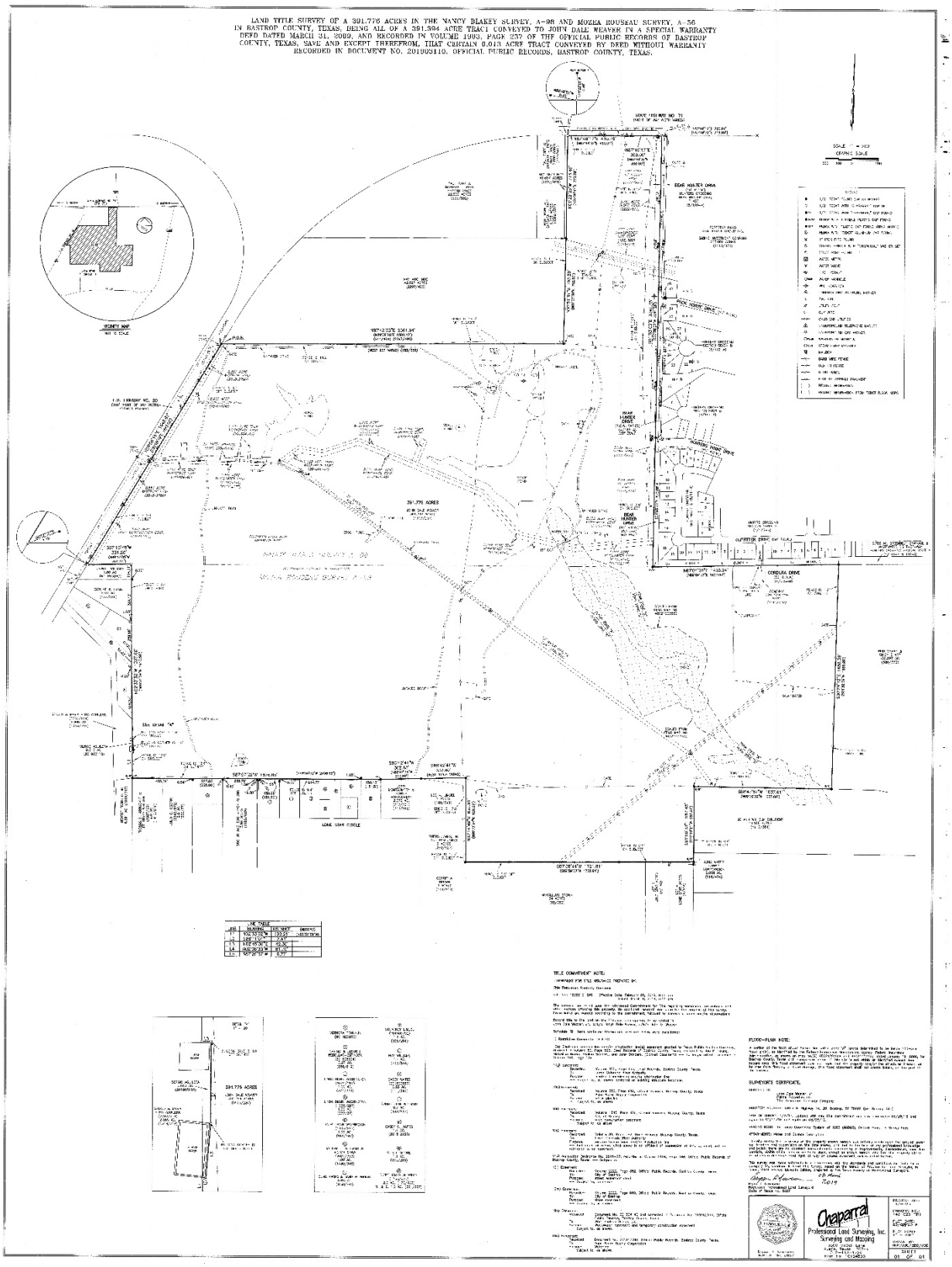


Condition: Good Fair Poor Dead

Appendix III – Site Boundaries

Provided by Client




LAND TITLE SURVEY OF A 391.776 ACRES IN THE NANCY BLAKEY SURVEY, A-98 AND MOZEA ROUSSEAU SURVEY, A-56
IN BASTROP COUNTY, TEXAS, BEING ALL OF A 391.894 ACRE TRACT CONVEYED TO JOHN DALE WEAVER IN A SPECIAL WARRANTY
DEED DATED MARCH 31, 2009, AND RECORDED IN VOLUME 1903, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP
COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM, THAT CERTAIN 0.043 ACRE TRACT CONVEYED BY DEED WITHOUT WARRANTY
RECORDED IN DOCUMENT NO. 201905110, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.
391.776 ACRES
P.O.B.
BEAR HUNTER DRIVE
CORDOBA DRIVE
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

Appendix IV: Mitigation Requirements

Mitigation for removal of regulated trees is required, per the Bastrop Building Block (B3) Code §6.3.004(e) and §6.3.004(f). Granted removal of Protected or Heritage trees must be mitigated by replanting trees equal to the total caliper inches of the trees removed, measured at 12-inches above grade.

Replacement trees must be species noted on the Plant List in the B3 Technical Manual (with the exception of Invasive Trees) and shall be a minimum of 2-inch diameter (measured at 12-inches above grade) and 5-feet in height when planted. Replacement trees that are deemed dead or dying by an ISA certified arborist must be replaced with another complaint replacement tree.

Alternative compliance may be submitted to the DRC for approval or a fee in lieu shall be paid if the site cannot meet the mitigation requirements – see the table below from the City's Master Fee Schedule.

Development Fees in Lieu	
Tree Mitigation	$400 per one (1) caliper inch
Tree Mitigation Non-Compliance	$800 per one (1) caliper inch

Replanting requirements may be offset by Tree Preservation Credits, per B3 Code §6.3.004(g). Tree Preservation Credits are granted for healthy Protected trees that are preserved, excluding trees within the flood plain.

Tree Preservation Credits	
Trees 10-inches to 24-inches	1.5-inches credit per 1-inch preserved
Trees greater than 24-inches	2-inches credit per 1-inch preserved
Unprotected trees 10-inches or greater	May be individually considered by the City

Any Protected or Heritage trees determined to be diseased, overly-mature, or dead/dying by an ISA certified arborist are exempt from mitigation fees. The removal of invasive species grants 0.5-inches credit per 1-inch of invasive tree removed.

Plant List: Invasive Species		
Australian Pine *(Casuarina equisetifolia)*	Chinese Pistache *(Pistacia chinensis)*	Popinac *(Leucaena leucocephala)*
Bottlebrush Tree *(Melaleuca quinguenervia)*	Chinese Tallow *(Triadica sebifera)*	Princess Tree *(Paulownia tomentosa)*
Brazilian Pepper Tree *(Schinus tevabintifolius)*	Chinese Wisteria *(Wisteria sinensis)*	Russian, Autumn Olive *(Elaeagnus unbellata)*
Camphor Tree *(Cinnamomum camphora)*	Golden Rain Tree *(Koelreuteria paniculata)*	Salt Cedar *(Tamarix sp.)*
Carrotwood Tree *(Cupaniopsis anacardiodes)*	Ligustrum, Privet *(Ligustrum lucidum, Ligustrum sp.)*	Tree of Heaven *(Ailanthus altissima)*
China Berry *(Melia azedarach)*	Mimosa Tree *(Albizia julibrissin)*	True Cedar Tree *(Cedrus sp.)*
Chinese Elm *(Ulmus pumila)*	Paper Mulberry *(Broussonetia papyrifera)*	Vitex *(Vitex agnus-castus)*
Chinese Parasol *(Firmiana simplex)*	Peepul Tree *(Ficus religiosa)*	

Appendix V – Preliminary Tree Preservation Guidelines

Tree preservation is intended to not only foster tree survival during development, but also to promote maintenance of tree health and beauty into the future. Retained trees that are injured or damaged during construction or are insufficiently maintained afterward become a liability rather than an asset. How individual trees respond to disturbances will depend on the extent of excavation and grading, the care with which demolition is undertaken, and the construction methods employed. Coordinating any construction activity inside the Tree Protection Zone (TPZ) can minimize these impacts.

The following recommendations will reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

1. For design purposes, the Tree Protection Zone shall be defined as an exclusion zone surrounding the tree. No grading, excavation, construction, or storage of materials shall occur within that zone. The limits of the Tree Protection Zone may be adjusted following review of grading and construction plans.
2. The Calculated Tree Protection Zone shall be understood as the root zone area extending radially from the surface of the trunk to the outer edge of the tree canopy (dripline), or as indicated in Table 3: Tree Disposition.



Example of Tree Protection Fence Signage

3. The Specified Tree Protection Zone shall be understood as the root zone area indicated as distances from the trunk in feet (Table 3: Disposition) or depicted graphically on the Tree Inventory Map within Appendix II. Tree Protection Zones shall be identified for each tree to be preserved on the Tree Protection Plan within the project plan set.
4. Apply and maintain wood chip mulch within the Tree Protection Zone to maintain a favorable rooting environment (4–6 inches minimum depth). Do not place mulch within 6 inches of trunks.
5. Temporary access may be permitted where construction activities must take place within the Specified Tree Protection Zone. Construction activities within the Tree Protection Zone shall be approved by the Project Arborist and monitored by an ISA Certified Arborist.
6. Tree protection warning signs are required to be installed and maintained at all times until all construction activities are completed.
7. Required tree protection shall remain in place until all construction activities are completed.

Design Recommendations

1. Any changes to plans involving trees shall be reviewed by an ISA Certified Arborist to determine anticipated tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This Tree Protection Zone is effectively an exclusion zone.

3. Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter will occur within the Tree Protection Zone.
4. Tree Preservation Guidelines prepared by an ISA Certified Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
5. Any herbicide placed under paving materials must be safe for use around trees and labeled for that use.
6. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.

Pre-demolition and Pre-construction Treatments and Recommendations

1. Specified Tree Protection Zones shall be identified for each tree to be preserved on the Tree Protection Plan sheets within the project plan set. Specified Tree Protection Zones are indicated as distances from the trunk in feet (Table 3: Disposition) or depicted graphically on the Tree Inventory Map.
    a. Tree protection fences shall be installed to encompass the Tree Protection Zone. Fences should be constructed of steel chain link (minimum height 6 feet), supported by 2-inch diameter steel posts, driven into the ground (installed 8 feet off center) or as otherwise indicated by municipal requirements.
    b. Fences must be installed prior to beginning demolition and must remain until construction is complete.
    c. No grading, excavation, construction or storage or dumping of materials shall occur within the Tree Protection Zone.
    d. No underground services including utilities, sub-drains, water or sewer shall be placed in the Tree Protection Zone.
2. The demolition and construction superintendents shall meet with an ISA Certified Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
3. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition or grading. Fences are to remain until all grading and construction is completed. Specified Tree Protection Zones shall be indicated as distances from the trunk in feet or depicted graphically on sheets within the plan set.
4. Apply and maintain wood chip mulch within the Tree Protection Zone to maintain a favorable rooting environment (4–6 inches minimum depth). Do not place mulch within 6 inches of trunks.
5. Sites used for material storage, equipment transport, and construction shall be chosen to avoid conflicts with tree crowns. Branches less than 2 inches in diameter may be reduced or removed by ISA Certified personnel (ISA Certified Arborist® or ISA Certified Tree Worker®) provide clearance when conflict is unavoidable.
6. Prune trees to be preserved. Remove dead or broken branches 2 inches or greater in diameter. Raise crowns as needed to accommodate construction activities.
    a. All pruning shall be done by an ISA Certified Arborist® or ISA Certified Tree Worker® in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2019) and adhere to the most recent editions of the American National

Standard Z133.1 Safety Requirements 2017 for Tree Care Operations and ANSI A300 (Part 1)- Pruning 2017.

b. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.

7. Trees to be removed shall be felled so as to fall away from Tree Protection Zones and avoid pulling and breaking of roots of trees to remain. If roots are entwined, ISA Certified personnel first severing the major woody root mass before extracting the trees or grinding the stump below ground.

Recommendations for Tree Protection during Construction

1. Any approved grading, construction, demolition or other work within the Specified Tree Protection Zone shall be monitored by an ISA Certified Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Project Arborist.
4. Construction trailers, traffic and storage areas must remain outside the Specified Tree Protection Zone at all times.
5. Roots within Calculated Tree Protection Zones or canopy driplines (whichever is greater) shall be protected from damage and soil compaction where vehicle or equipment transport is anticipated. Apply wood chip mulch topped with 1.25 inch thick plywood or steel plates over transport routes outside of tree protection fencing boundaries (Specified Tree Protection Zone).
6. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees. The volume or frequency of irrigation applications may be adjusted based on the soil moisture levels recorded by the ISA Certified Arborist monitoring the site.
7. Any root pruning required for construction purposes shall receive the prior approval of the Project Arborist and be supervised by an ISA Certified Arborist. Roots should be cut with a clean sharp saw to provide a smooth cut. To minimize damage, all roots over 1 inch in diameter should be pruned cleanly rather than torn or crushed with digging tools. Cover cut roots with soil, burlap, or landscape cloth and keep moist.
8. If roots are 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, an ISA Certified Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
9. Prior to grading or trenching, trees may require root pruning outside the Specified Tree Protection Zone. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, an ISA Certified Arborist.
10. If injury should occur to any tree during construction, it should be evaluated as soon as possible by an ISA Certified Arborist so that appropriate treatments can be applied.
11. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within Tree Protection Zones. The Tree Protection Zone shall be maintained free of weeds and trash.

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12. Any additional tree pruning needed for clearance during construction must be performed by an ISA Certified Arborist and not by construction personnel.

Maintenance of Impacted Trees

Preserved trees will experience a physical environment different from that of the pre-development conditions. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions about my observations or recommendations, please contact me.

Colton Weaver



FIELD CONSULTING ARBORIST
ISA Certified Arborist #TX-5147A, Texas Oak Wilt Qualified, Tree Risk Assessment Qualified
Bartlett tree experts
2403 Howard Lane, Austin, TX 78728
colton.weaver@bartlett.com

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Appendix VI - Glossary of Terms

arborist: 1. An individual engaged in the profession of arboriculture who, through experience, education and related training, possesses the competence to provide for, or supervise the management of, trees and other woody ornamentals. [ANSI A300 (Part 1, 2, 4, 5, 6)] 2. An individual engaged in the profession of arboriculture. [ANSI Z133.1-2000 Safety Requirements for Arboricultural Operations]

bracing: The installation of lag-thread screw or threaded-steel rods in branches, leaders, or trunks to provide supplemental support. [ANSI A300 (Part 3)-2000 Support Systems]

branch: An outgrowing shoot, stem or twig that grows from the main stem or trunk. [ANSI Z60.1–2004 Nursery Stock]

buttress roots: Lateral surface roots that aid in stabilizing the tree.

cable: 1) Zinc coated strand per ASTM A-475 for dead-end grip applications. 2) Wire rope or strand for general applications. 3) Synthetic-fiber rope or synthetic-fiber webbing for general applications. [ANSI A300 (Part 3)-2000 Support Systems]

cabling: The installation of a steel wire rope, steel strand, or synthetic-fiber system within a tree between branches or leaders to limit movement and provide supplemental support. [ANSI A300 (Part 3)-2000 Support Systems]

canopy: collective branches and foliage of a tree or group of trees' crowns

cation exchange capacity(CEC): The ability of soil to absorb nutrients.

cavity: An open wound characterized by the presence of decay and resulting in a hollow.

cleaning: Selective pruning to remove one or more of the following parts: dead, diseased, and/ or broken branches (5.6.1). [ANSI A300 (2023)

co-dominate branches: Equal in size and importance, usually associated with either the trunks, stems, or scaffold branches.

conk: fruiting body or nonfruiting body of a fungus. Often associated with decay.

crown: 1. The leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree. [ANSI A300 (2023) [ANSI A300 (Part 6)-2005 Transplanting] 2. The portion of a tree comprising the branches. [ANSI Z60.1-2004 Nursery Stock]

D.B.H. [diameter at breast height]: Measurement of trunk diameter taken at 4.5 feet (1.4 m) off the ground. [ANSI A300 (Part 6)- 2005 Transplanting]

decay: The degradation of woody tissue caused by microorganisms. [ANSI A300 (Part 1)-2001 Pruning]

geographic information system (GIS): is any system for capturing, storing, analyzing and managing data and associated attributes which are spatially referenced to earth.

girdling root: A root that may impede proper development of other roots, trunk flare, and/or trunk. [ANSI A300 (Part 6)-2005 Transplanting]

Global Positioning System (GPS): A constellation of at least 24 Medium Earth Orbit satellites that transmit precise microwave signals, the system enables a GPS receiver to determine its location, speed, direction, and time.

Global Positioning System receiver (GPSr): A receiver that receives its input from GPS satellites to determine location, speed, direction, and time.

heading: cutting a shoot back to a bud o cutting branches back to buds, stubs, or lateral branches not large enough to assume apical dominance. Cutting an older branch or stem back to meet a structural objective

integrated pest management (IPM): A pest control strategy that uses an array of complementary methods: mechanical devices, physical devices, genetic, biological, legal, cultural management, and chemical management. These methods are done in three stages of prevention, Observation, and finally Intervention. It is an ecological approach that has its main goal is to significantly reduce or eliminate the use of pesticides.

lateral branch: A shoot or stem growing from a parent branch or stem. [ANSI A300 (Part 1)- 2001 Pruning]

leader: A dominant or co-dominant, upright stem. [ANSI A300 (2023)

lean: Departure from vertical of the stem, beginning at or near the base of the trunk.

limb: A large, prominent branch. [ANSI A300 (2023)

lion's tailing: The removal of an excessive number of inner, lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice (5.5.7). [ANSI A300 (Part 1)- 2001 Pruning]

macronutrient: Nutrient required in relatively large amounts by plants, such as nitrogen (N), phosphorus (P), potassium (K), and sulfur (S). [ANSI A300 (Part 2)-2004 Fertilization]

micronutrient: Nutrient required in relatively small amounts by plants, such as iron (Fe), manganese (Mn), zinc (Zn), copper (Cu), and boron (B). [ANSI A300 (Part 2)-2004 Fertilization]

nutrient: Element or compound required for growth, reproduction or development of a plant. [ANSI A300 (Part 2)-2004 Fertilization]

organic matter: material derived from the growth (and death) of living organisms. The organic components of soil.

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pH: unit of measurement that describes the alkalinity or acidity of a solution. Measured on a scale of 0 to 14. Greater than 7 Is alkaline, less than 7 is acid, and 7 is neutral (pure water).

pruning: The selective removal of plant parts to meet specific goals and objectives. [ANSI A300 (2023).

qualified arborist: An individual who, by possession of a recognized degree, certification, or professional standing, or through related training and on-the-job experience, is familiar with the equipment and hazards involved in arboricultural operations and who has demonstrated ability in the performance of the special techniques involved. [ANSI Z133.1-2000 Safety Requirements for Arboricultural Operations].

raising: Selective pruning to provide vertical clearance (5.6.3). [ANSI A300 (2023).

reduction: Selective pruning to decrease height and/or spread (5.6.4). [ANSI A300 (2023).

risk assessment: process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

root collar: 1. The transition zone between the trunk and the root system. [ANSI A300 (Part 6)-2005 Transplanting] 2. See COLLAR. [ANSI Z60.1-2004 Nursery Stock]

root flare or trunk flare: The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk. [ANSI Z60.1-2004 Nursery Stock] [ANSI A300 (Part 6)-2005 Transplanting]

root zone: The volume of soil containing the roots of a plant. [ANSI A300 (Part 5)-2005

secondary nutrient: Nutrient required in moderate amounts by plants, such as calcium (Ca) and magnesium (Mg). [ANSI A300 (Part 2)-2004 Fertilization]

seam: Vertical line that appears where two edges of wound wood or callus ridge meet.

soil pH: A measure of the acidity or alkalinity of the soil.

soil amendment: Any material added to soil to alter its composition and structure, such as sand, fertilizer, or organic matter. [ANSI A300 (Part 6)-2005 Transplanting]

structural support system: hardware installed in tree, may be; cables, braces, or guys, to provide supplemental support.

sweep: Departure from vertical of the stem, beginning above the base of the trunk.

thinning: Selective pruning to reduce density of live branches (5.6.2). [ANSI A300 (Part 1)- 2001 Pruning]

tree risk assessment: Closer inspection of visibly damaged, dead, defected diseased, leaning or dying tree to determine management needs.

topping: The reduction of a tree's size using heading cuts that shorten branches back to a predetermined crown limit. Topping is not an acceptable pruning practice (5.5.7). [ANSI A300 (2023).

parent branch or stem: A tree trunk, limb, or prominent branch from which shoots or stems grow. [ANSI A300 (2023).

tree inventory: A comprehensive list of individual trees providing descriptive information on all or a portion of the project area. [ANSI A300 (Part 5)-2005 Management during site planning, site development, and construction]

tree protection zone: A space above and belowground within which trees are to be retained and protected. [ANSI A300 (Part 5)2005Management during site planning, site development, and construction]

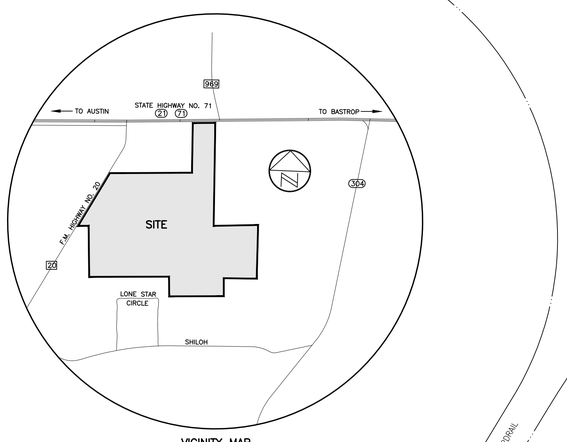
structural support system: A support system used to provide supplemental support to leaders, individual branches, and/or the whole plant. [ANSI A300 (Part 4)-2002 Lightning Protection Systems]

trunk: That portion of a stem or stems of a tree before branching occurs. [ANSI Z60.1-2004 Nursery Stock]

wound: An opening that is created when the bark of a live branch or stem is penetrated, cut, or removed. [ANSI A300 (2023).

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A LAND TITLE SURVEY OF A 391.719 ACRES IN THE NANCY BLAKEY SURVEY A-98 AND THE MOZEA ROUSEAU SURVEY A-56 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 169.971 ACRE TRACT CONVEYED TO PALMS PROPERTIES LLC IN DOCUMENT NO. 201903965, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND ALL OF A 221.804 ACRE TRACT CONVEYED TO PALMS PROPERTIES IN DOCUMENT NO. 202401151, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 200'
GRAPHIC SCALE
200 100 0 200

LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
● CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
● PCAP	REBAR WITH ILLEGIBLE PLASTIC CAP FOUND
● CAP	REBAR WITH PLASTIC CAP FOUND (RPLS NOTED)
⊙	REBAR WITH "TXDOT" ALUMINUM CAP FOUND
⊙	1" IRON PIPE FOUND
⊙	COTTON SPINDLE WITH "CHAPARRAL" WASHER FOUND
○	FENCE POST FOUND
✥	CONTROL POINT LOCATION
W	WATER METER
⊗	WATER VALVE
✥	FIRE HYDRANT
WMH	WATER MANHOLE
⊕	WELL LOCATION
⚠	UNDERGROUND WATERLINE MARKER
⊙	PVC PIPE
⌀	UTILITY POLE
←	GUY WIRE
—OU—	OVERHEAD UTILITIES
⚠	UNDERGROUND TELEPHONE MARKER
⚠	UNDERGROUND GAS MARKER
G	GAS VALVE
WWMH	WASTEWATER MANHOLE
SSMH	STORMSEWER MANHOLE
M	MAILBOX
—X—	BARB WIRE FENCE
—///	OLD TIN FENCE
—//	WOOD FENCE
—//	EDGE OF ASPHALT PAVEMENT
( )	RECORD INFORMATION
{ }	RECORD INFORMATION FROM TXDOT R.O.W. MAPS

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "101".

1/2" REBAR WITH "CHAPARRAL" CAP SET

COMBINED SCALE FACTOR = 0.9999700010 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000030 (FOR GRID TO SURFACE CONVERSION)

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N02°33'35"W	199.13'	([N00°31'58"W 199.21'])
L2	S89°51'24"E	2.48'	([S86°11'01"E 2.41'])
L3	N02°42'19"E	42.26'	([N02°45'36"E 42.30'])
L4	N02°11'59"W	61.67'	([N02°08'33"W 61.70'])
L5	S87°53'49"W	6.69'	([S87°26'37"W 6.77'])
L6	N30°06'54"W	79.21'	

Ⓐ VERNORA FRANKLIN (NO RECORD)

Ⓑ GABINO & JESUS I. REBOLLAR-ESPINOZA (201505294) 0.27 AC. (269/619)

Ⓒ LINDA DIANN WASHINGTON (1935/287) 1.00 AC. (321/339)

Ⓓ LINDA DIANN WASHINGTON (1935/287) 1.00 AC. (677/37)

Ⓔ LINDA DIANN WASHINGTON (1935/287) 1.00 AC. (864/167)

Ⓖ VALERIA T. WILLIAMS & VICTOR SHAW (2084/353) 1.00 AC. (1430/946)

Ⓗ OLIVIA MACIAS & DAVID VILLANUEVA 1.010 AC. (1868/781)

Ⓘ COURTNEY LIMUEL (201509792) 1.1 AC. (195/291)

Ⓙ ROY WILLIAMS 1.1 AC. (113/544)

Ⓚ CASEY WAITES (201500857) 0.55 AC. (111/341)

Ⓛ BOBBIE JENE WILLIAMS 0.5 AC. (933/697)

Ⓜ CASEY C. WAITES 1.1 AC. (201512253)

Ⓝ CIDELL MOORE 1.1 AC. (193/289)

Ⓞ RICKY JAMES ALDRIDGE (1266/635) 2.0 AC. (173/403) S. & E. 1.0 AC. (321/337)

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Title Resources Guaranty Company
Independence Title

G.F. No.: 2534533-BAS Effective Date: 09/14/25 Issued: 09/26/25

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants: DELETED

10f) Easement executed by Joe K. Young and Ivor W. Young, to Lower Colorado River Authority, dated May 23, 1940, recorded in/under 103/582, and as amended in/under 1175/678, of the Real Property Records of Bastrop County, Texas. -- **Subject to, as shown, based on existing structure locations.**

10g) Easement executed by Dr. John Dale Weaver, Sr. and wife Charlotte Weaver, to Lower Colorado River Authority, dated September 7, 1961, recorded in/under 155/173, of the Real Property Records of Bastrop County, Texas. -- **Subject to, as shown, centered on existing structure locations.**

10h) Pipeline Easement executed by John Dale Weaver and wife, Charlotte Weaver, to Aqua Water Supply Corporation, dated January 7, 1985, recorded in/under 356/916, of the Real Property Records of Bastrop County, Texas. -- **Subject to, as shown**

10i) Roadway Construction Easement executed by J D Weaver/Bastrop, Ltd., to City of Bastrop, dated June 8, 2005, recorded in/under 1545/476, of the Real Property Records of Bastrop County, Texas. -- **Subject to, as shown**

10j) Terms, Conditions, and Stipulations in the Annexation Ordinance No. 2011-27 recorded in Volume 2108, Page 266, Official Public Records of Bastrop County, Texas. -- **Subject to, as shown**

10k) Easement recorded in Volume 103, Page 582, Deed Records of Bastrop County, Texas, being modified in Volume 1175, Page 678, Official Public Records of Bastrop County, Texas. -- **Subject to, as shown, based on existing structure locations.**

10l) Street Easement executed by John D. Weaver, Jr., to City of Bastrop, dated March 28, 2013, recorded in/under 2222/852, of the Real Property Records of Bastrop County, Texas. -- **Subject to, as shown**

10m) Slope Easement executed by John D. Weaver, Jr., to City of Bastrop, dated March 28, 2013, recordedin/under 2222/860, of the Real Property Records of Bastrop County, Texas. -- **Subject to, as shown**

10n) Wastewater Easement and Temporary Construction Easement recorded in/under 201604146, and as corrected in/under 201902177 of the Real Property Records of Bastrop County, Texas. -- **Subject to, as shown**

10o) Waterline Easement recorded under Document No. 201812790, Official Public Records of Bastrop County, Texas. -- **Subject to, as shown**

10p) Terms, Conditions, and Stipulations in the Final Judgement recorded under Document No. 202415504, Official Public Records of Bastrop County, Texas. -- **Subject to, as shown (Tract 1)**

10q) Terms, Conditions, and Stipulations in the Final Judgement recorded under Document No. 202415507, Official Public Records of Bastrop County, Texas. -- **Subject to, as shown (Tract 2)**

LEGAL DESCRIPTION:

Tract 1: 221.804 acres, more or less, in the MOZEA ROUSEAU SURVEY, A-56, in Bastrop County, Texas

Tract 2: 169.971 acres, more or less, in the NANCY BLAKEY SURVEY, A-98, in Bastrop County, Texas.

FLOOD-PLAIN NOTE:

A portion of the tract shown hereon lies within Zone "A" (areas determined to be inside 100-year flood-plain), as identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown on map no.(S) **48021C0355F and 48021C0335F, dated May 9, 2023, for Bastrop County, Texas** and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 169 F.M. Highway No. 20, Bastrop, TX 78602 (per Bastrop CAD)

DATE OF SURVEY: July 22, 2026

ATTACHMENTS: Metes and Bounds Description

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
Palms Properties, LLC
Title Resources Guaranty Company
Independence Title

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3 Land Title Survey. Effective September 30, 2024.

Michael Bohuslav 07/28/26
Michael S. Bohuslav Date
Registered Professional Land Surveyor
State of Texas No. 7229

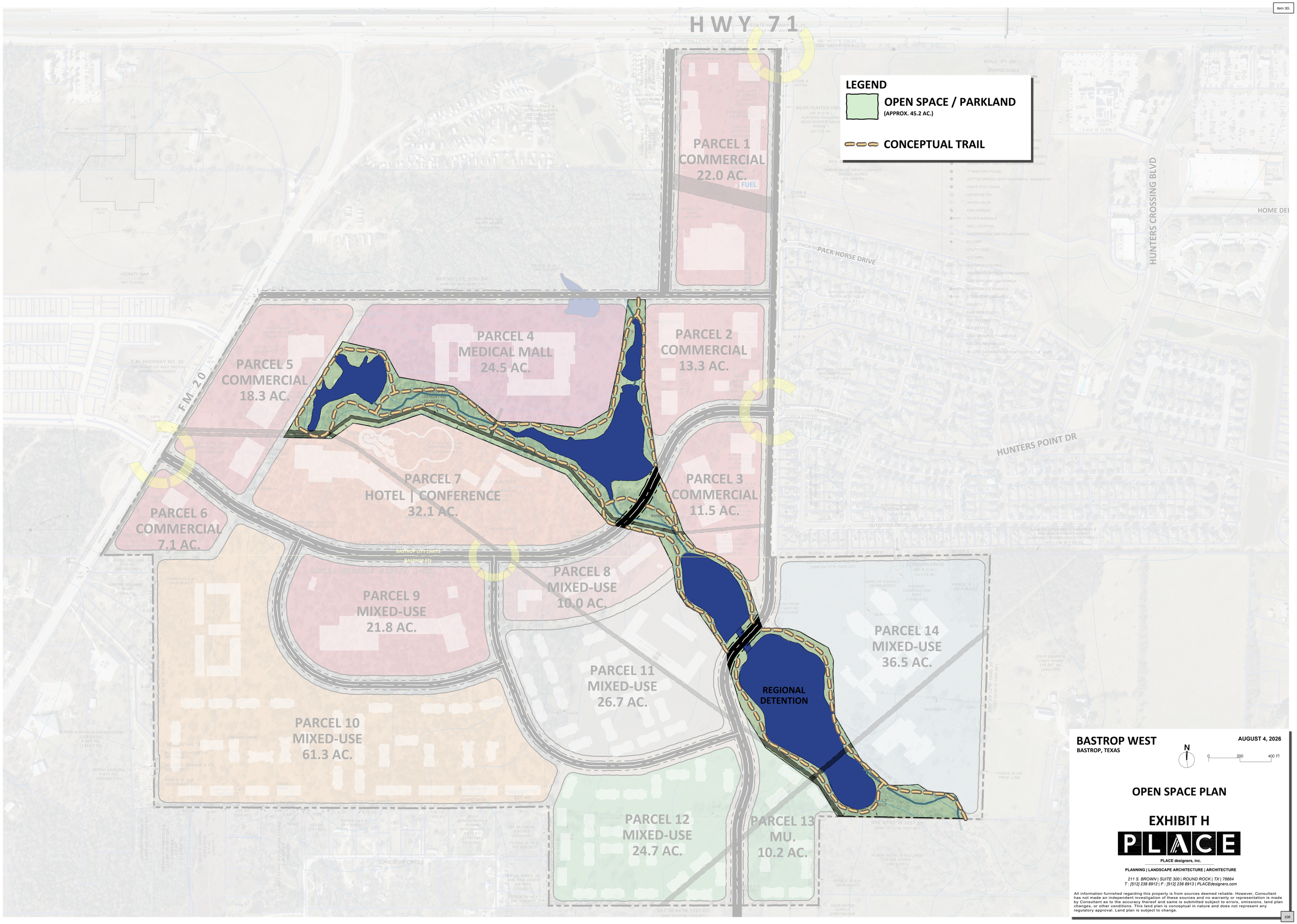
EXHIBIT G

STATE OF TEXAS REGISTERED MICHAEL S. BOHUSLAV 7229 PROFESSIONAL LAND SURVEYOR

Michael S. Bohuslav
R.P.L.S. No. 7229

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 143-023
DRAWING NO.: 391AC-2026
PLOT DATE: 07/28/26
PLOT SCALE: 1" = 200'
DRAWN BY: BBP, JBE, MB
SHEET 01 OF 01



BASTROP WEST
BASTROP, TEXAS

AUGUST 4, 2026

N

0 200 400 FT

OPEN SPACE PLAN

EXHIBIT H

PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
T : [512] 238 8912 | F : [512] 238 8913 | PLACEdesigners.com

All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.

HWY 71

PARCEL 1
COMMERCIAL
22.0 AC.

FUEL

PARCEL 2
COMMERCIAL
13.3 AC.

PARCEL 3
COMMERCIAL
11.5 AC.

PARCEL 4
MEDICAL MALL
24.5 AC.

PARCEL 5
COMMERCIAL
18.3 AC.

PARCEL 6
COMMERCIAL
7.1 AC.

PARCEL 7
HOTEL | CONFERENCE
32.1 AC.

PARCEL 8
MIXED-USE
10.0 AC.

PARCEL 9
MIXED-USE
21.8 AC.

PARCEL 10
MIXED-USE
61.3 AC.

PARCEL 11
MIXED-USE
26.7 AC.

PARCEL 12
MIXED-USE
24.7 AC.

PARCEL 13
MU.
10.2 AC.

PARCEL 14
MIXED-USE
36.5 AC.

REGIONAL
DETENTION

F.M. 20

HUNTERS CROSSING BLVD

HOME DEI

SITE

VICINITY MAP
NOT TO SCALE

F.M. HIGHWAY NO. 20
(100' RIGHT-OF-WAY WIDTH)
ASPHALT PAVEMENT

LONE STAR CIRCLE

CORDURA DRIVE
(60' R.O.W.)
(4/175-B)

OUTFITTER DRIVE (50' R.O.W.)

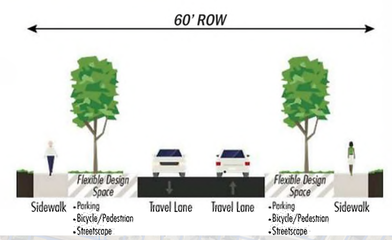
SCALE: 1" = 200'
GRAPHIC SCALE

ROADWAY DESIGNATIONS

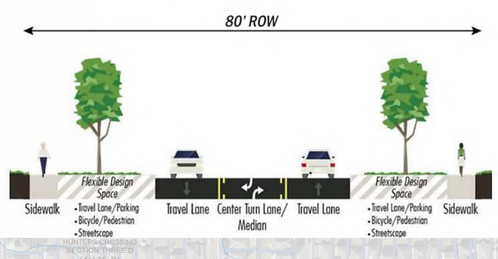
PRIMARY MULTIMODAL
(80' R.O.W. SHOWN)

LOCAL CONNECTOR STREET
(60' R.O.W. SHOWN)

Local Connector Street



Primary Multimodal Street



BASTROP WEST
BASTROP, TEXAS

AUGUST 20, 2026

N

0 200 400 FT

CIRCULATION PLAN

EXHIBIT I

PLACE

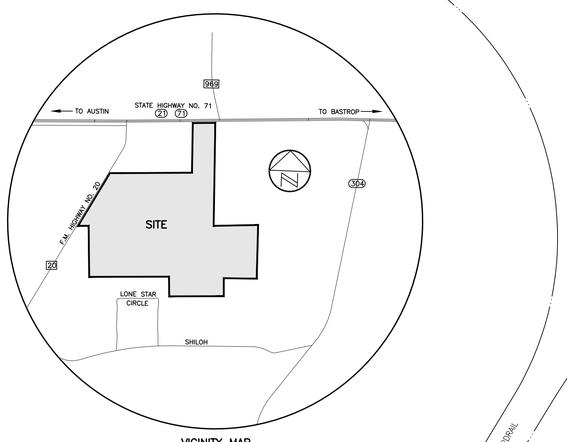
PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
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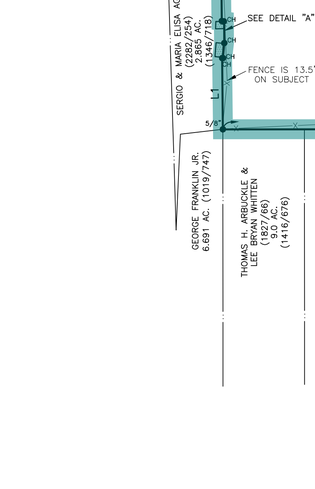
All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.

A LAND TITLE SURVEY OF A 391.719 ACRES IN THE NANCY BLAKEY SURVEY A-98 AND THE MOZEA ROUSEAU SURVEY A-56 IN BASTROP COUNTY, TEXAS, BEING ALL OF A 169.971 ACRE TRACT CONVEYED TO PALMS PROPERTIES LLC IN DOCUMENT NO. 201903965, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND ALL OF A 221.804 ACRE TRACT CONVEYED TO PALMS PROPERTIES IN DOCUMENT NO. 202401151, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N02°33'35"W	199.13'	([N00°31'58"W 199.21'])
L2	S89°51'24"E	2.48'	([S86°11'01"E 2.41'])
L3	N02°42'19"E	42.26'	([N02°45'36"E 42.30'])
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Ⓐ VERNORA FRANKLIN (NO RECORD)
Ⓑ GABINO & JESUS I. REBOLLAR-ESPINOZA (201505294) 0.27 AC. (269/619)
Ⓒ LINDA DIANN WASHINGTON (1935/287) 1.00 AC. (321/339)
Ⓓ LINDA DIANN WASHINGTON (1935/287) 1.00 AC. (677/37)
Ⓔ LINDA DIANN WASHINGTON (1935/287) 1.00 AC. (864/167)
Ⓕ VALERIA T. WILLIAMS & VICTOR SHAW (2084/353) 1.00 AC. (1430/946)
Ⓗ OLIVIA MACIAS & DAVID VILLANUEVA 1.010 AC. (1868/781)
Ⓘ COURTNEY LIMUEL (201509792) 1.1 AC. (195/291)
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Ⓞ RICKY JAMES ALDRIDGE (1266/635) 2.0 AC. (173/403) S. & E. 1.0 AC. (321/337)

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Title Resources Guaranty Company
Independence Title

G.F. No.: 2534533-BAS Effective Date: 09/14/25 Issued: 09/26/25

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants: DELETED

10f) Easement executed by Joe K. Young and Ivor W. Young, to Lower Colorado River Authority, dated May 23, 1940, recorded in/under 103/582, and as amended in/under 1175/678, of the Real Property Records of Bastrop County, Texas. **-- Subject to, as shown, based on existing structure locations.**

10g) Easement executed by Dr. John Dale Weaver, Sr. and wife Charlotte Weaver, to Lower Colorado River Authority, dated September 7, 1961, recorded in/under 155/173, of the Real Property Records of Bastrop County, Texas. **-- Subject to, as shown, centered on existing structure locations.**

10h) Pipeline Easement executed by John Dale Weaver and wife, Charlotte Weaver, to Aqua Water Supply Corporation, dated January 7, 1985, recorded in/under 356/916, of the Real Property Records of Bastrop County, Texas. **-- Subject to, as shown**

10i) Roadway Construction Easement executed by J D Weaver/Bastrop, Ltd., to City of Bastrop, dated June 8, 2005, recorded in/under 1545/476, of the Real Property Records of Bastrop County, Texas. **-- Subject to, as shown**

10j) Terms, Conditions, and Stipulations in the Annexation Ordinance No. 2011-27 recorded in Volume 2108, Page 266, Official Public Records of Bastrop County, Texas. **-- Subject to, as shown**

10k) Easement recorded in Volume 103, Page 582, Deed Records of Bastrop County, Texas, being modified in Volume 1175, Page 678, Official Public Records of Bastrop County, Texas. **-- Subject to, as shown, based on existing structure locations.**

10l) Street Easement executed by John D. Weaver, Jr., to City of Bastrop, dated March 28, 2013, recorded in/under 2222/852, of the Real Property Records of Bastrop County, Texas. **-- Subject to, as shown**

10m) Slope Easement executed by John D. Weaver, Jr., to City of Bastrop, dated March 28, 2013, recordedin/under 2222/860, of the Real Property Records of Bastrop County, Texas. **-- Subject to, as shown**

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10o) Waterline Easement recorded under Document No. 201812790, Official Public Records of Bastrop County, Texas. **-- Subject to, as shown**

10p) Terms, Conditions, and Stipulations in the Final Judgement recorded under Document No. 202415504, Official Public Records of Bastrop County, Texas. **-- Subject to, as shown (Tract 1)**

10q) Terms, Conditions, and Stipulations in the Final Judgement recorded under Document No. 202415507, Official Public Records of Bastrop County, Texas. **-- Subject to, as shown (Tract 2)**

LEGAL DESCRIPTION:

Tract 1: 221.804 acres, more or less, in the MOZEA ROUSEAU SURVEY, A-56, in Bastrop County, Texas

Tract 2: 169.971 acres, more or less, in the NANCY BLAKEY SURVEY, A-98, in Bastrop County, Texas.

FLOOD-PLAIN NOTE:

A portion of the tract shown hereon lies within Zone "A" (areas determined to be inside 100-year flood-plain), as identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown on map no.(S) **48021C0355F and 48021C0335F, dated May 9, 2023, for Bastrop County, Texas** and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 169 F.M. Highway No. 20, Bastrop, TX 78602 (per Bastrop CAD)

DATE OF SURVEY: July 22, 2026

ATTACHMENTS: Metes and Bounds Description

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
Palms Properties, LLC
Title Resources Guaranty Company
Independence Title

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3 Land Title Survey. Effective September 30, 2024.

Michael Bohuslav 07/28/26
Michael S. Bohuslav Date
Registered Professional Land Surveyor
State of Texas No. 7229

N

SCALE: 1" = 200'
GRAPHIC SCALE
200 100 0 200

LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ● CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ● PCAP REBAR WITH ILLEGIBLE PLASTIC CAP FOUND
- ● CAP REBAR WITH PLASTIC CAP FOUND (RPLS NOTED)
- ⊙ REBAR WITH "TXDOT" ALUMINUM CAP FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊙ COTTON SPINDLE WITH "CHAPARRAL" WASHER FOUND
- ○ FENCE POST FOUND
- CONTROL POINT LOCATION
- [W] WATER METER
- WATER VALVE
- FIRE HYDRANT
- WMH WATER MANHOLE
- WELL LOCATION
- UNDERGROUND WATERLINE MARKER
- PVC PIPE
- UTILITY POLE
- GUY WIRE
- —OU— OVERHEAD UTILITIES
- UNDERGROUND TELEPHONE MARKER
- UNDERGROUND GAS MARKER
- G GAS VALVE
- WWMH WASTEWATER MANHOLE
- SSMH STORMSEWER MANHOLE
- [M] MAILBOX
- —X— BARB WIRE FENCE
- —///— OLD TIN FENCE
- —//— WOOD FENCE
- EDGE OF ASPHALT PAVEMENT
- ( ) RECORD INFORMATION
- { } RECORD INFORMATION FROM TXDOT R.O.W. MAPS

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "101".

1/2" REBAR WITH "CHAPARRAL" CAP SET

COMBINED SCALE FACTOR = 0.9999700010 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000030 (FOR GRID TO SURFACE CONVERSION)

ANNEXATION EXHIBIT

DISCLAIMER: NOTES AND ILLUSTRATIONS ADDED FOR ILLUSTRATIVE PURPOSES - NOT PART OF THE ORIGINAL SURVEY

STATE OF TEXAS REGISTERED MICHAEL S. BOHUSLAV 7229 PROFESSIONAL LAND SURVEYOR

Michael S. Bohuslav
R.P.L.S. No. 7229

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735-7822
512-443-1724
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 143-023
DRAWING NO.: 391AC-2026
PLOT DATE: 07/28/26
PLOT SCALE: 1" = 200'
DRAWN BY: BBP, JBE, MB
SHEET 01 OF 01

ORDINANCE 2026-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE MUNICIPAL SERVICE PLAN FOR +/-169.71 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, CONVEYED TO PALM PROPERTIES, LLC RECORDED IN DOCUMENT NO. 201903965 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF BASTROP, TEXAS, LOCATED EAST OF FARM TO MARKET 20, AND SOUTH OF STATE HIGHWAY 71, MORE COMMONLY KNOWN AS "BASTROP WEST"; AS SHOWN IN EXHIBIT A; PROVIDING FOR FINDINGS OF FACT, ADOPTION, REPEALER, SEVERABILITY, FILING AND ENFORCEMENT; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

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 applicable State of Texas statutory authority for the good governance of the City; and

WHEREAS, City Council has previously entered into a written agreement with the owners of land in the area for the provision of services in the area; and,

WHEREAS, in accordance with Texas Local Government Code Chapter 43 Subchapter C-3, public notice was given, and a public hearing was held before the City Council regarding the requested annexation; and

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

WHEREAS, the City of Bastrop deems it necessary to amend the Municipal Service Plan for the 169.71 acres of land known as Bastrop West to add further clarifications and definitions to the same; and

WHEREAS, after consideration of public input received at the hearing, and all relevant information presented, City Council finds it necessary and proper to enact this Ordinance.

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

I

Section 1: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2: An amended service plan prepared in accordance with applicable provisions of state law pertaining to annexation is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the City and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

Section 3: 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 unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

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

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

Section 7: 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.

[Signature Page to Follow]

READ & **APPROVED** on First Reading on this the 13th day of October, 2026.

READ & **ADOPTED** on the Second Reading on this the 27th day of October, 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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

Exhibit A

CITY OF BASTROP AMENDED MUNICIPAL SERVICE PLAN

FOR +/-169.71 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, CONVEYED TO PALM PROPERTIES, LLC RECORDED IN DOCUMENT NO. 201903965 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF BASTROP, TEXAS, LOCATED EAST OF FARM TO MARKET 20, AND SOUTH OF STATE HIGHWAY 71

Owner: PALMS PROPERTIES LLC
Parcel Acreage +/-169.71 Acres

The area identified in the survey (the "Property"), in the City of Bastrop, will be provided City services utilizing methods by which it extends services to any other equivalent area of the City.

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**

The City of Bastrop, Texas and its Police Department will provide police protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. **Fire Protection**

The City's Fire Department will provide emergency and fire protection services.

3. **Wastewater Facilities**

Wastewater services will be provided by the City to the newly annexed area at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

4. **Maintenance of Roads and Streets**

The City of Bastrop, Texas is aware of the existence of public roads, streets or alleyways located within the proposed areas of annexation. Private roads will remain under the ownership of the property owner.

5. **Other Services**

The City of Bastrop, Texas finds and determines that such services as planning, code enforcement, animal control, parks and recreation, court and general administration will be made available after the effective date of annexation at the same or similar level of service now being provided to other areas of the City with similar topography, land use, and density as those found within the newly annexed areas.

SERVICES PROVIDED AFTER THE EFFECTIVE DATE OF ANNEXATION

1. **Solid Waste Collection**

The City does not directly provide municipal sanitation/solid waste collection and disposal services. However, the City has granted an exclusive franchise for these services to Texas Disposal Systems, which will be notified of all newly annexed parcels.

SPECIFIC FINDINGS

The City of Bastrop, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERM

This plan shall be valid for a term of ten (10) years.

LEVEL OF SERVICE

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

SEVERABILITY

If any term or provision of this Plan is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Plan shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Plan a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.

INTERPRETATION

The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

GOVERNING LAW AND VENUE

This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Bastrop County, Texas such that exclusive venue for any action arising out of this Plan shall be in Bastrop County, Texas.

NO WAIVER

The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.

GOVERNMENTAL POWERS

It is understood that by execution of this Plan, the City does not waive or surrender any of its governmental powers or immunities.

COUNTERPARTS

This Plan may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

CAPTIONS

The captions to the various clauses of this Plan are for informational purposes only and shall not alter the substance of the terms and conditions of this Plan.

ENTIRE PLAN

It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understanding, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated or terminated orally.

Agreed to on this the _____ day of _____, 2026 by the following parties subject to acceptance by the City Council of the City of Bastrop.

Bastrop:

_____
Ismael Harris, Mayor

Property Owner:

_____
PALMS PROPERTIES LLC

Survey

Exhibit B

MUNICIPAL SERVICE PLAN

CITY OF BASTROP, TEXAS SERVICE PLAN FOR ANNEXATION OF A +/-221.825 ACRE TRACT IN THE MOZEA ROUSEAU SURVEY, A-56 IN BASTROP COUNTY, TEXAS, MORE COMMONLY KNOWN AS "BASTROP WEST

Owner: PALMS PROPERTIES LLC
Parcel Acreage +/-221.825 Acres

Upon annexation of the area identified in the Petition for Voluntary Annexation (the "Property"), the City of Bastrop will provide City services utilizing methods by which it extends services to any other equivalent area of the City.

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**

The City of Bastrop, Texas and its Police Department will provide police protection to newly annexed areas at the same or similar level of service now being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. **Fire Protection**

The City's Fire Department will provide emergency and fire protection services.

3. **Wastewater Facilities**

Wastewater services will be provided by the City to the newly annexed area at the same or similar level of service now being provided to other areas of the City, with like topography, land use and population density as those found within the newly annexed areas.

4. **Maintenance of Roads and Streets**

The City of Bastrop, Texas is aware of the existence of public roads, streets or alleyways located within the proposed areas of annexation. Private roads will remain under the ownership of the property owner.

5. **Other Services**

The City of Bastrop, Texas finds and determines that such services as planning, code enforcement, animal control, parks and recreation, court and general administration will be made available after the effective date of annexation at the same or similar level of service now being provided to other areas of the City with similar topography, land use, and density as those found within the newly annexed areas.

SERVICES PROVIDED AFTER THE EFFECTIVE DATE OF ANNEXATION

1. **Solid Waste Collection**

The City does not directly provide municipal sanitation/solid waste collection and disposal services. However, the City has granted an exclusive franchise for these services to Texas Disposal Systems, which will be notified of all newly annexed parcels.

SPECIFIC FINDINGS

The City of Bastrop, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation that were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

TERM

This plan shall be valid for a term of ten (10) years.

LEVEL OF SERVICE

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

AMENDMENTS

The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

SEVERABILITY

If any term or provision of this Plan is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Plan shall not

be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Plan a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.

INTERPRETATION

The Parties to this covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The Parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

GOVERNING LAW AND VENUE

This Plan and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Plan are performable in Bastrop County, Texas such that exclusive venue for any action arising out of this Plan shall be in Bastrop County, Texas.

NO WAIVER

The failure of either Party to insist upon the performance of any term or provision of this Plan or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.

GOVERNMENT AL POWERS

It is understood that by execution of this Plan, the City does not waive or surrender any of its governmental powers or immunities.

COUNTERPARTS

This Plan may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

CAPTIONS

The captions to the various clauses of this Plan are for informational purposes only and shall not alter the substance of the terms and conditions of this Plan

ENTIRE PLAN

It is understood and agreed that this Plan contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings

between the Parties relating to the subject matter, except as may be set forth in the Development Agreement. No oral understanding, statements, promises or inducements contrary to the terms of this Plan exist. This Plan cannot be changed or terminated or terminated orally.

Agreed to on this the _____ day of _____, 2026 by the following parties subject to acceptance by the City Council of the City of Bastrop.

Bastrop:	Property Owner:
_____	_____
Ismael Harris, Mayor	PALMS PROPERTIES LLC

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers.

AGENDA ITEM SUBMITTED BY:
Brittany Dullard, Planning Manager

BACKGROUND AND PURPOSE:
The Bastrop Development Code currently combines "Data Center/Research & Development Lab" as a single use classification. The proposed amendments separate Data Centers from Research & Development Labs so that each use may be regulated according to its individual characteristics and potential impacts.

Under the proposed amendment, Data Centers would change from a Conditional Use to Not Permitted in the General Commercial (GC) zoning district and from a Permitted Use to a Conditional Use in the Industrial (IND) zoning district. Research & Development Labs would remain a separate use classification. The amendment also distinguishes principal Data Centers from Data Storage Buildings that are accessory to another primary commercial, institutional, or industrial use.

A new Section 14.04.007, Use-Specific Standards, is proposed to establish additional standards applicable to new Data Centers and expansions of existing Data Centers. The standards are intended to address characteristics associated with these facilities, including utility demand, water use, mechanical equipment, noise, infrastructure, security, building scale, and compatibility with surrounding development.

The proposed standards include additional application and technical study requirements; residential separation and buffering; noise and low-frequency sound standards; generator testing requirements; water use and cooling standards; stormwater and impervious cover requirements; building massing and equipment screening; parking and loading; security fencing; and decommissioning requirements. The Conditional Use Permit process would also allow site-specific conditions when necessary to address documented impacts associated with a proposed Data Center.

RECOMMENDATION:
Conduct a public hearing, consider, and act on a recommendation to the City Council regarding the proposed amendments to Sections 14.02.009 and 14.04.007 of the Bastrop Development Code.

ATTACHMENTS:
1. Exhibit A – Data Center Ordinance Amendments

Accessory & Incidental Uses

Use	P/OS	RR	SF	MU	GC	PI	IND
Accessory Structure—Residential (Accessory to a Residential Use)	NP	P	P	P	NP	NP	NP
Accessory Structure—Nonresidential (Accessory to a Commercial Use)	P	P	NP	P	P	P	P
Accessory Dwelling Units	NP	P*	P*	P*	NP	NP	NP
Swimming Pool (Private)	P	P	P	P	C	P	C
Tennis Court / Recreation	P	P	C	C	C	P	NP
Off-Street Parking (Incidental)	P	P	P	P	P	P	P
EV Charging Stations	P	P	P	P	P	P	P
Data Storage Buildings (As an Accessory to a Primary Commercial Use)	NP	C	NP	NP	P	P	P

*Subject to Section 14.04.006.

Commercial / Industrial Use

Use	P/OS	RR	SF	MU	GC	PI	IND
Light Manufacturing	NP	C	NP	NP	C	NP	P
Heavy Manufacturing / Industrial	NP	NP	NP	NP	NP	NP	P
Warehousing / Distribution	NP	NP	NP	NP	C	NP	P
Breweries / Distilleries	NP	NP	NP	C	P	NP	P
Wineries	NP	NP	NP	C	P	NP	P
Outdoor Storage / Equipment	NP	C	NP	NP	C	NP	P
Commercial Kennel	NP	C	NP	C	C	NP	P
Self-Service Storage	NP	NP	NP	C	P	NP	P
Contractor Shop (with outdoor yard)	NP	C	NP	NP	C	NP	P
Contractor Shop (without outdoor yard)	NP	C	NP	C	P	NP	P
Artisan Manufacturing/Makerspace (small-scale production)	NP	C	NP	P	P	NP	P
Data Center~~/Research & Development Lab~~	NP	NP	NP	NP	NP~~C~~	NP	C~~P~~
Research & Development Lab	NP	NP	NP	NP	C	NP	P
Recycling Facility (collection)	NP	C	NP	C	P	NP	P
Materials Recovery Facility (processing)	NP	NP	NP	NP	NP	NP	C

Sec. 14.04.007 Use-Specific Standards.

A. Data Centers

1) Purpose and Intent

The purpose of this Section is to establish supplemental development and performance standards for Data Centers, in addition to all applicable provisions within the City of Bastrop Code of Ordinances to address the unique land use, utility, noise, mechanical equipment, infrastructure, water demand, security, and building-scale characteristics associated with such facilities.

These standards are intended to allow Data Centers in appropriate locations while protecting surrounding properties, public infrastructure, natural resources, and the health, safety, and general welfare of the community.

2) Definitions

For purposes of this Section, the following terms shall have the meanings stated below:

Data Center. A facility whose principal use is the centralized storage, management, processing, hosting, or transmission of digital data and information through computer systems, servers, network equipment, and associated digital infrastructure. A Data Center may include specialized cooling equipment, electrical equipment, generators, Battery Energy Storage Systems, utility infrastructure, security facilities, and other equipment necessary for continuous operation. A Data Center does not include a Data Storage Building that is accessory to and directly supports a principal commercial use on the same site.

Data Storage Buildings (As an Accessory to a Primary Commercial Use). A building or facility located on the same lot or integrated development site as a principal commercial, institutional, or industrial use and used exclusively to support the internal data storage, processing, networking, telecommunications, or information technology needs of that principal use. The facility must remain subordinate and incidental to the principal use and shall not function as an independent commercial data hosting, cloud computing, colocation, or third-party data processing facility. A data storage building is defined as a maximum of 2,000 square foot aggregate or 10% of principal building GFA, whichever is less.

Closed-Loop Cooling. A thermal management system in which water or another liquid coolant is recirculated through a sealed or substantially closed system and is not routinely discharged or consumed through once-through cooling.

A-Weighted Decibel (dBA). A unit used to measure sound level that adjusts measured sound frequencies to approximate the sensitivity of the human ear.

Generator Yard. An outdoor area containing emergency or standby electrical generating equipment and associated fuel tanks, controls, regulators, enclosures, and related equipment serving a Data Center.

Ground-Mounted Equipment. Exterior mechanical, electrical, cooling, or utility equipment associated with a Data Center, including generators, fuel tanks, cooling equipment, chillers, heat exchangers, transformers, pumps, and similar equipment located at or near ground level.

3) Applicability

a) The standards of this Section apply to all new Data Centers and to any expansion of an existing Data Center.

b) A Data Center shall be permitted only as authorized in the Table of Permitted Uses in Sec. 14.02.008.

c) A Data Center shall require approval of a Conditional Use Permit in accordance with Sec. 14.13.005.

d) The standards of this Section are minimum requirements and apply in addition to all other applicable requirements of this Development Code. Where a conflict exists, the more restrictive standard shall apply.

e) Data Storage Buildings (As an Accessory to a Primary Commercial Use) that meet the definition in this Section are not considered Data Centers and are not subject to the Conditional Use Permit requirements applicable to a principal Data Center.

f) Research & Development Labs are a separate land use and are not subject to this Section unless the principal use of the property meets the definition of a Data Center.

4) Additional Application Requirements

In addition to the standard Conditional Use Permit and Site Development Plan submittal requirements, an application for a Data Center shall include the following:

All technical reports, studies, and analyses required by this Section shall be prepared by a licensed, certified, or otherwise qualified professional with demonstrated experience in the applicable discipline, as determined by the City.

a) Utility Infrastructure Impact Analysis. A report identifying:

1. anticipated maximum electrical demand in megawatts;
2. anticipated average and peak water demand;
3. anticipated wastewater discharge;
4. required electrical substations, transmission facilities, transformers, or other utility improvements;
5. required water and wastewater improvements; and

6. any proposed phasing of utility demand.

b) Utility Service Confirmation. Written confirmation from the applicable electric, water, and wastewater utility providers identifying whether service can be provided to the proposed development and identifying any required infrastructure improvements.

c) Water Use and Cooling Plan. A report describing:

1. the proposed cooling system;
2. estimated average daily water demand;
3. estimated peak daily water demand;
4. estimated annual water consumption;
5. water source;
6. wastewater, blowdown, or other discharge generated by cooling operations; and
7. proposed water conservation and reuse measures.

d) Acoustical Analysis and Noise Mitigation Plan prepared in accordance with Subsection 7.

e) Equipment Plan identifying the location and type of:

1. emergency and standby generators;
2. cooling equipment;
3. chillers;
4. heat exchangers;
5. fuel tanks;
6. electrical substations and transformers;
7. Battery Energy Storage Systems, where proposed; and
8. other exterior mechanical or electrical equipment.

f) Phasing Plan, where development is proposed in multiple phases, showing the anticipated ultimate buildout of the site.

g) Construction Management Plan including, but not limited to, routes, dust control measures, restricted work hours, emergency access protocols, and plan to reduce construction-related traffic impacts by ensuring the use of alternative freight modes, including rail, particularly for bulk materials and large components.

h) Decommissioning Plan in accordance with Subsection 16.

5) Building and Equipment Setbacks

a) Residential Separation. A principal Data Center building shall be located a minimum of two hundred fifty (250) feet from:

1. the property line of a residential zoning district; o
2. the property line of an existing residential use located outside a residential zoning district.

b) Generators. Emergency or standby generators and Generator Yards shall be located a minimum of three hundred (300) feet from the property line of a residential zoning district or existing residential use.

c) Cooling Equipment and Electrical Substations. Cooling structures, chillers, heat exchangers, electrical substations, and similar major cooling or electrical infrastructure shall be located a minimum of two hundred fifty (250) feet from the property line of a residential zoning district or existing residential use.

d) Other Ground-Mounted Equipment. Cooling equipment, chillers, heat exchangers, fuel tanks, transformers, and similar Ground-Mounted Equipment shall be located a minimum of two hundred (200) feet from a residential zoning district or existing residential use.

e) Other Property Lines. A principal Data Center building shall be set back a minimum of seventy-five (75) feet from all other property lines unless a greater setback is required by another provision of this Code.

f) Required setbacks may contain landscaping, stormwater facilities, sidewalks, trails, driveways, fencing, utility easements, and similar site improvements, provided such improvements comply with all other applicable City requirements.

6) Residential Buffering

a) Where a Data Center site abuts a residential zoning district or existing residential use, a minimum fifty-foot (50') landscape buffer shall be provided.

b) The buffer shall provide a continuous opaque visual screen and shall include:

1. an opaque wall, fence, landscaping, berm, or combination thereof sufficient to provide continuous screening;
2. native or regionally adapted evergreen trees capable of reaching a minimum mature height of eight (8) feet;
3. dense understory shrubs arranged to provide continuous screening at maturity;
4. native or regionally adapted plant material; and
5. preservation of existing native vegetation where feasible.

c) The required buffer under this Section supersedes the minimum Industrial-to-Residential buffer otherwise required by Article 14.05.

d) No Generator Yard, cooling equipment, loading area, outdoor storage area, fuel tank, or similar service equipment may be located within the required residential buffer.

7) Noise and Acoustical Standards

a) Noise generated by the normal operation of a Data Center, including cooling systems, fans, chillers, pumps, transformers, and other mechanical equipment, shall not exceed:

1. fifty-five (55) dBA at a property line adjoining a residential zoning district or existing residential use; and
2. sixty-five (65) dBA at any other property line.

b) Compliance shall be based upon the cumulative noise generated by all Data Center equipment operating simultaneously under anticipated maximum operating conditions.

c) Prior to final Site Development Plan approval, the applicant shall submit a sound modeling study demonstrating compliance with this Section.

d) The sound study shall:

1. account for site topography;
2. identify existing ambient sound conditions;
3. model the proposed building configuration and equipment layout;
4. include all proposed generators, cooling equipment, transformers, chillers, and other significant sound sources;
5. evaluate each proposed phase and ultimate buildout;
6. model maximum anticipated operating conditions; and
7. identify any sound walls, equipment enclosures, setbacks, building orientation, or other mitigation necessary to comply with this Section.

e) The study shall be prepared by:

1. a professional engineer experienced in acoustical engineering; or
2. another qualified acoustical professional acceptable to the Director.

f) Required mitigation measures identified by the approved acoustical analysis shall be incorporated into the Site Development Plan and construction documents.

g) Within sixty (60) days following issuance of a Certificate of Occupancy for each phase, the operator shall submit a post-construction sound study verifying compliance with this Section.

h) The Director may require additional sound testing when there is reasonable evidence that the facility exceeds applicable noise standards set forth in Section 7(a) or Section 8(c) for low-frequency noise.

8) Low-Frequency Noise

a) Low-frequency noise generated by Data Center equipment shall be evaluated separately from the general dBA limits established in Subsection 7.

b) Low-frequency sound shall be evaluated in accordance with ANSI S12.9, Part 4, Annex D, as adopted on the effective date of this Section, or another acoustical standard subsequently adopted by the City by ordinance.

c) Sound pressure levels shall not exceed fifty-five (55) dB at the following octave-band center frequencies:

1. 16 Hz;
2. 31.5 Hz; and
3. 63 Hz.

d) Measurements shall be taken at the property line nearest the noise source or at the exterior wall of the nearest occupied residential structure, whichever produces the higher reading.

e) Compliance with the low-frequency noise limits is required independently of compliance with the A-weighted noise limits in Subsection 7.

9) Emergency and Standby Generators

a) Routine generator exercise and testing shall be limited to Monday through Friday between 9:00 a.m. and 4:00 p.m.

b) This limitation does not apply during:

1. an actual interruption of electrical service;
2. an emergency;
3. commissioning or testing required by a regulatory agency or utility provider; or
4. emergency maintenance that cannot reasonably be delayed; or
5. operation, testing, or dispatch required by an order or directive of a federal or state agency, ERCOT, the applicable electric utility, or another governmental or regulatory authority having jurisdiction.

c) Generators shall be equipped with sound-attenuating enclosures and critical-grade silencers, or equivalent noise-control technology, sufficient to comply with the property-line noise limits of this Section.

d) Generator equipment shall comply with all applicable state and federal air-quality, emissions, fuel-storage, and environmental requirements.

e) Fuel storage shall comply with applicable Building, Fire, Environmental, and TCEQ requirements.

10) Water Use and Cooling Systems

a) Potable water supplied by the City or any other public water system shall not be used for once-through cooling associated with a Data Center.

b) Each Data Center shall utilize cooling practices and equipment designed to minimize potable water consumption and shall comply with applicable City water conservation, drought contingency, utility capacity, and utility service requirements.

c) Facilities will use best-of-practice, closed-loop systems, and water-capture and reuse systems such as rainwater harvesting, stormwater detention, and non-potable reuse.

d) Use of City potable water for evaporative cooling shall be subject to the City's adopted water conservation, drought contingency, utility capacity, and utility service requirements and any conditions established through the applicable utility service agreement.

e) Reclaimed water, captured rainwater, recirculated water, or other non-potable water sources may be utilized for cooling when approved by the applicable utility provider and all applicable regulatory requirements are satisfied.

f) Cooling system discharge, blowdown, or other process wastewater shall comply with all applicable wastewater discharge requirements.

g) The City Council may impose additional water conservation, reuse, storage, or operational requirements as conditions of the Conditional Use Permit where necessary to address documented utility capacity limitations or impacts.

11) Impervious Cover and Stormwater

a) Maximum impervious coverage shall not exceed the maximum permitted within the Industrial (IND) zoning district.

b) Data Center development shall comply with the City's Stormwater Drainage Design Manual and all applicable drainage and water-quality requirements.

c) Data Center development shall incorporate Low Impact Development practices, which may include bioretention areas, vegetated swales, stormwater reuse, permeable pavement, rainwater harvesting, or similar measures, consistent with the approved drainage plan and applicable City engineering standards.

d) Compliance with this Section does not replace or supersede any applicable state or federal stormwater permit, authorization, or regulatory requirement.

12) Building Design and Massing

a) A building façade facing an existing or planned public street shall incorporate a change in wall plane at intervals not exceeding seventy-five (75) horizontal feet.

b) Required articulation may be achieved through a building projection, recess, step-back, or other change in the building plane having a minimum depth of two and one-half (2.5) feet.

c) A change in building or parapet height may also be used to satisfy the required articulation where the vertical change is at least five (5) feet.

d) Nothing in this Section shall require or prohibit a specific building product, construction material, exterior color, texture, pattern, or other aesthetic method regulated or protected under applicable state law.

13) Mechanical and Utility Equipment Screening

a) Ground-Mounted Equipment shall be screened from ordinary ground-level view from public streets and adjoining residential property.

b) Screening may consist of an opaque wall, fence, enclosure, landscaping, berm, or combination thereof sufficient to screen the equipment from ordinary ground-level view.

c) Screening shall extend at least one (1) foot above the equipment being screened.

d) Openings necessary for ventilation, access, drainage, or equipment operation are permitted provided the overall screening substantially obscures the equipment from ordinary ground-level view.

e) Rooftop mechanical equipment shall be screened where necessary to address documented noise, glare, or other operational impacts. Required rooftop screening may include parapets, equipment enclosures, acoustic barriers, or similar measures, provided such requirements do not mandate a specific building product, material, color, texture, or aesthetic method prohibited by state law.

14) Parking and Loading

a) Data Center parking shall be provided at a minimum ratio of:

1. one (1) parking space for each employee present during the maximum anticipated work shift; and
2. five (5) additional spaces for visitors, service personnel, and deliveries.

b) Office, meeting, training, or similar occupied areas that are not included in the maximum-shift employee calculation shall provide one (1) parking space per five hundred (500) square feet.

c) Loading spaces shall comply with Sec. 14.04.004.

d) The Director may require a parking demand analysis where the proposed staffing model, phasing, or facility configuration materially differs from the assumptions of this Section.

15) Security and Fencing

a) Security fencing may be provided around the Data Center site and critical equipment areas.

b) Perimeter security fencing shall be between six (6) and eight (8) feet in height unless a greater height is specifically approved through the Conditional Use Permit based upon documented security requirements.

c) Fencing visible from a public street shall comply with applicable screening, landscaping, sight-distance, and safety requirements of this Code.

d) The City shall not require or prohibit a particular fence material, product, or color except where expressly authorized by applicable state law or where necessary to satisfy an independently applicable health, safety, structural, or screening requirement.

e) Razor wire and concertina wire are prohibited within required front yards and within areas immediately adjacent to residential property or public rights-of-way.

16) Decommissioning

a) A legally binding Decommissioning Plan shall be submitted as part of the Conditional Use Permit application.

b) A Data Center shall be considered inactive when the principal Data Center operation has ceased for twelve (12) consecutive months, excluding temporary cessation caused by construction, repair, emergency, force majeure, or an approved facility modernization.

c) Following permanent cessation of the Data Center use, obsolete generators, cooling equipment, fuel tanks, electrical equipment, and other specialized exterior infrastructure that does not serve an approved subsequent use shall be removed.

d) Required site restoration shall be completed within one hundred eighty (180) days after the facility is determined to be permanently discontinued unless an alternative schedule is approved by the Director.

e) The City Council may require financial security as a condition of the Conditional Use Permit when reasonably necessary to ensure completion of required decommissioning and site restoration. Any required financial security shall be reasonably related and proportionate to the estimated cost of the decommissioning obligations secured and shall be provided in a form approved by the City Attorney. Additional Conditions of Approval.

f) The requirements of this subsection are adopted pursuant to the City's home-rule authority and may be imposed where the City Council determines that the required decommissioning or site restoration bears a reasonable relationship to the anticipated impacts of the Data Center development. Any decommissioning obligation or financial security required under this subsection shall be limited in scope and amount to that which is reasonably necessary and proportionate to address those impacts and shall not be imposed to the extent prohibited or preempted by applicable state or federal law.

17) The City Council may impose additional conditions through the Conditional Use Permit when reasonably necessary to mitigate site-specific impacts identified through the review process, including conditions related to:

a) hours of generator testing;

b) building or equipment setbacks;

c) landscaping and screening;

d) noise mitigation;

e) utility infrastructure;

f) water conservation;

g) access or roadway improvements, provided any required dedication, construction, payment, or other infrastructure exaction complies with applicable Texas law governing nexus and proportionality;

h) phasing of development;

i) fire protection and emergency response;

j) security; or

k) other documented impacts directly attributable to the proposed Data Center.

Any condition imposed under this Section shall be reasonably related to an identified impact of the proposed Data Center and shall not conflict with or regulate a matter preempted or reserved to the State of Texas, the federal government, the Public Utility Commission of Texas, ERCOT, TCEQ, or another governmental or regulatory authority having exclusive jurisdiction.

Research & Development Lab. A facility primarily engaged in scientific, technological, engineering, medical, industrial, product, or other research, experimentation, testing, analysis, prototype development, or product development. Research & Development Labs may contain laboratories, offices, testing areas, fabrication or prototype areas, and associated equipment and are principally occupied by employees conducting research or development activities. Data processing, computer systems, or server equipment that support the research activity are incidental to the principal Research & Development Lab use and do not cause the facility to be classified as a Data Center.

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Conduct a public hearing, consider, and act on a recommendation to the City Council on amendments to the Bastrop Development Code, Section 14.03.003, Downtown Historic District, to establish Active and Passive Use requirements for ground-floor storefronts and regulations for certain Alcohol-Focused Uses.

AGENDA ITEM SUBMITTED BY:
Brittany Dullard, Planning Manager

BACKGROUND AND PURPOSE:
The proposed amendments to the Downtown Historic District are intended to support an active, pedestrian-oriented downtown while maintaining flexibility for a variety of business and property uses. The purpose is to help preserve the traditional storefront character of Downtown Bastrop, encourage regular foot traffic and public activity along the street, and reduce the potential for long stretches of ground-floor frontage to be occupied by uses that generate limited walk-in activity.

The amendments establish Active and Passive Use standards for ground-floor street-facing storefronts. Active Uses are generally customer-facing businesses such as retail, restaurants, personal services, galleries, entertainment, and similar uses. Passive Uses include offices, appointment-based services, residential uses, private clubs, administrative areas, and other uses that typically generate less storefront activity.

Under the proposed standards, a minimum of 60 percent of the street-facing ground-floor storefront frontage would be required to contain an Active Use, while up to 40 percent may contain a Passive Use by right. To avoid creating unnecessary barriers to occupancy, the amendments also provide flexibility through a Conditional Use Permit process and an administrative vacancy and market hardship exception for qualifying spaces.

The amendments also establish regulations for certain Alcohol-Focused Uses to help manage the concentration of these uses within the Downtown Historic District and allow consideration of potential impacts such as hours of operation, noise, outdoor activity, parking, security, and compatibility with surrounding uses. The proposed standards include a 75 percent alcohol-revenue threshold and require a Conditional Use Permit when an Alcohol-Focused Use is proposed within 300 feet of another lawfully established or approved Alcohol-Focused Use. Certain alcohol retail uses and specialty cigar shops would also require a Conditional Use Permit.

RECOMMENDATION:
Conduct a public hearing, consider, and act on a recommendation to the City Council regarding the proposed amendments to Section 14.03.003 of the Bastrop Development Code.

ATTACHMENTS:
1. Exhibit A – Downtown Historic District Active Use and Alcohol Use Amendments

Sec. 14.03.003 Downtown Historic District.

A. Purpose. This district was certified as part of the National Register of Historic Places by the National Park Service on December 22, 1978, and is subject to the Historic Preservation Ordinance in Article 14.09. The purpose of this district is to preserve the architectural and cultural integrity of Bastrop's historic downtown commercial corridor while allowing for compatible economic development.

B. Applicability.

1) The underlying zoning district applies except as modified by this section and the Historic Preservation Ordinance.

2) All development, alterations, and demolitions are subject to review and approval in accordance with the Historic Preservation Ordinance and must obtain a Certificate of Appropriateness.

C. Boundaries. The boundaries of Downtown Historic District are shown on the Official Zoning Map adopted as Reference A, which is incorporated by reference and maintained on file with the City Secretary and Development Services Department.

D. Standards.

1) Maximum Building Height: 35 feet (not including parapets up to 4 feet that screen rooftop equipment).

2) Minimum lot size and minimum lot width: None.

3) Build-To-Line: 0-5 feet from the front property line.

4) Building Frontage at Build-To-Line: 80% minimum of the lot's primary street frontage.

5) Side and Rear Setbacks: None (subject to Building/Fire Code).

6) Parking Minimums: No minimum off-street parking. Exception: residential uses must provide 1 space per dwelling unit. Removal of any existing off-street parking spaces is not permitted unless approved by the DRC and the Main Street Director.

7) Parking Placement: No parking in the front or side yard; access from alleys where available.

8) Sidewalks: Maintain a continuous, ADA-compliant clear pedestrian zone of at least 8 feet along the frontage. Where existing conditions preclude 8 feet, the Main Street Director may allow the maximum feasible clear width, but not less than 6 feet.

a) Sidewalk encroachments: Public furnishings/patio furniture (tables, chairs, benches, etc.) may be permitted upon approval of the Main Street Director if at least 4 feet of ADA compliant sidewalk is maintained.

9) Landscaping: Article 14.05, Landscaping Requirements, does not apply in the Downtown Historic Overlay. However, parking lot screening must be provided in accordance with Article 14.05 where parking is visible from the frontage. Frontage trees are required at an average spacing of 30 feet on center where feasible. Spacing adjustments may be administratively approved at 20-40 feet where constraints exists per Article

14.05. If a tree would block a storefront or similar unique constraint exists, the Planning Director and Main Street Director may approve an alternative or waiver.

10) Ground-Floor Transparency: For new or redevelopment, between 2 and 10 feet above sidewalk grade, a minimum 70% of the street-facing façade shall be clear, non-reflective glazing. Existing facades should be preserved unless approved through a Certificate of Appropriateness.

11) Lighting: On street and exterior attached lighting shall be consistent with the Historic Landmark Commissions adopted Design Guidelines.

E. Active and Passive Uses.

1) Purpose. Ground-floor street-facing storefronts shall promote pedestrian activity and the traditional commercial character of Downtown while allowing Passive Uses in appropriate portions of buildings.

2) Active Use. An Active Use is a customer-facing use that regularly generates public entry, walk-in activity, dining, shopping, entertainment, services, or similar pedestrian activity. Active Uses include:

a) Retail and specialty shops;

b) Restaurants, cafés, coffee shops, bakeries, and similar food-service uses;

c) Personal services, including salons, barbershops, spas, and similar uses;

d) Galleries, museums, theaters, cultural and entertainment uses;

e) Fitness, dance, instructional, and similar studios;

f) Artisan, studio, or makerspace uses with a publicly accessible showroom, gallery, or retail area;

g) Publicly accessible portions of hotels, lodging, civic, governmental, or similar uses;

h) Places of worship; and

i) Similar uses determined by the Director of Planning and Development to regularly generate pedestrian activity and public interaction.

3) Passive Use. A Passive Use is a use that generally generates limited walk-in or storefront activity and primarily functions through appointments, office activity, private occupancy, residential occupancy, or support functions. Passive Uses include:

a) Professional, administrative, and general offices;

b) Real estate, insurance, and legal services or offices;

c) Medical, dental, counseling, and similar appointment-based services;

d) Banks and financial institutions;

e) Residential uses;

f) Private clubs and member-only facilities;

g) Administrative and employee-only areas;

h) Storage and support areas;

i) Waiting rooms or lobbies serving a Passive Use;

j) Hotel or lodging guest rooms; and

k) Similar uses determined by the Director of Planning and Development to generate limited pedestrian or public interaction, and that does not collect sales tax.

4) Ground-Floor Street Frontage.

a) A minimum of sixty percent (60%) of the linear ground-floor street-facing storefront frontage of each building shall be occupied by Active Uses.

b) Up to forty percent (40%) of the linear ground-floor street-facing storefront frontage of each building may be occupied by Passive Uses by right, provided the remaining sixty percent (60%) is not occupied by a Passive Use. A vacancy in the Active Use frontage does not render an otherwise lawful Passive Use noncompliant.

c) Linear frontage shall be measured along the primary street-facing ground-floor storefront, as shown in Figure 1.

d) Required common entrances, stairs, elevators, and similar shared circulation areas may be excluded from the calculation as determined by the Director.

e) These standards may be applied to both street frontages as determined by the Director of Planning and Development, after taking into consideration the existing conditions of the building.

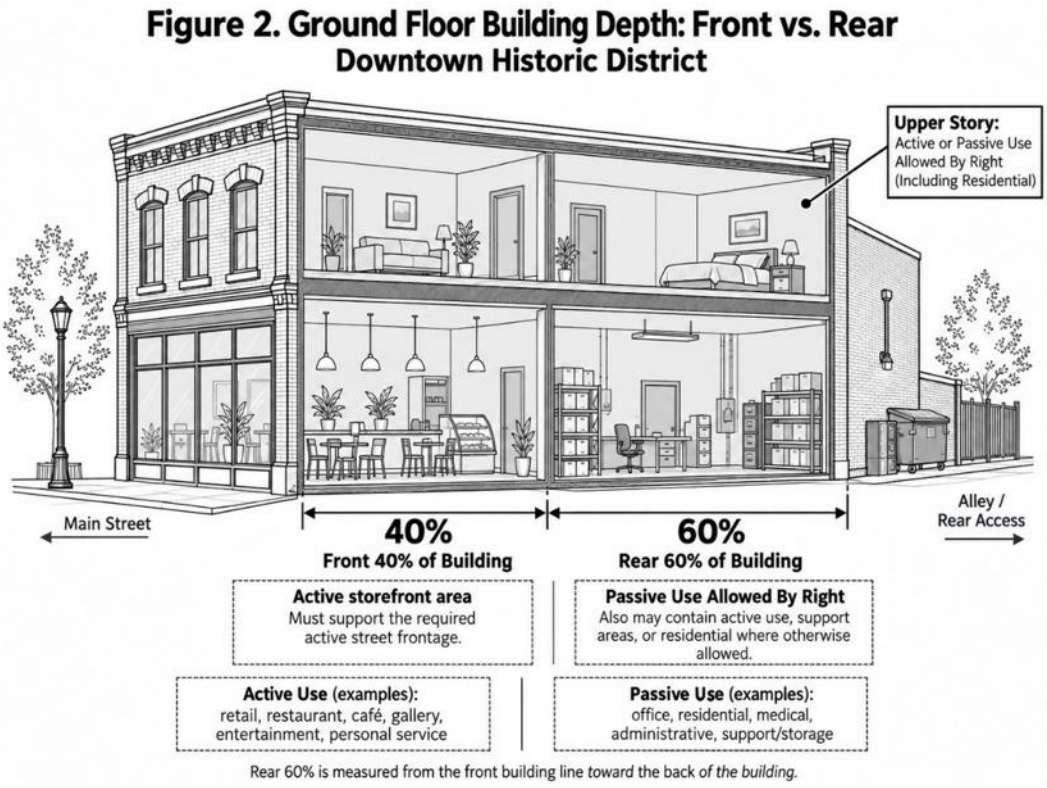


5) Building Depth.

a) The front forty percent (40%) of the ground floor is the Streetfront Use Zone and is subject to the Active and Passive Use frontage requirements above.

b) The rear sixty percent (60%) of the ground floor may contain Active or Passive Uses by right, including residential where otherwise permitted.

c) Building depth shall be measured from the primary street-facing building façade to the rear exterior wall, as shown in Figure 2.



6) Upper Stories. Active and Passive Uses, including residential where otherwise permitted, are allowed by right on upper stories.

7) Storefront Character. Passive Uses shall maintain required storefront transparency and pedestrian entrances and shall not substantially alter the storefront in a manner that prevents reasonable future occupancy by an Active Use.

8) These standards may be applied to both street frontages as determined by the Director of Planning and Development, after taking into consideration the existing conditions of the building.

9) Figures. Figures 1 and 2 are illustrative. If a figure conflicts with the text of this Section, the text controls.

10) Existing Passive Uses and Nonconforming Status.

    a) Existing Uses. Any Passive Use lawfully established prior to the effective date of this subsection may continue as a lawful nonconforming use in accordance with Article 14.08, limited to the same general land use category, storefront frontage, and floor area.

    b) Continuation and Transfer. Nonconforming status runs with the property and is not affected by changes in property ownership, business ownership, tenants, operators, or leases, provided the use remains within the same general land use category and the nonconforming rights have not been abandoned. For example, a grandfathered professional office may transition between law offices, real

estate offices, accounting offices, counseling offices, and similar professional or appointment-based office uses without losing its nonconforming status.

c) Change of Use. A grandfathered Passive Use may be replaced by another use within the same general land use category but shall not be replaced by a substantially different Passive Use, such as converting a professional office to a bank, private club, or residential use, unless the new use complies with this Section or receives approval under Subsection F or G.

d) Discontinuance and Abandonment. A grandfathered Passive Use shall retain its lawful nonconforming status unless the use is discontinued for eighteen (18) consecutive months, at which time the nonconforming rights shall terminate. The discontinuance period begins when the use actually ceases, regardless of changes in ownership, tenants, or lease status. A new lease or change in ownership does not restart the discontinuance period.

e) Expansion. A grandfathered Passive Use shall not expand its storefront frontage, floor area, or intensity except as authorized under Article 14.08 or this Section.

F. Passive Use Conditional Use Permit.

1) A Conditional Use Permit may be requested to:

a) Allow more than forty percent (40%) Passive Use frontage;

b) Reduce the minimum sixty percent (60%) Active Use frontage; or

c) Otherwise deviate from the Active Use requirements of this Section.

2) No vacancy period, economic hardship, or demonstration of market failure is required to apply for a CUP.

3) The CUP shall be processed in accordance with Sec. 14.13.005 and shall require:

a) A floor plan displaying the requested use(s) of the building;

b) Recommendation by the Main Street Advisory Board;

c) Recommendation by the Planning and Zoning Commission; and

d) Final action by the City Council.

4) In addition to the standard CUP criteria, consideration may be given to:

a) The existing mix of Active Uses, Passive Uses, and vacant storefronts;

b) Pedestrian activity generated by the proposed use;

c) The size, depth, configuration, and limitations of the building;

d) Storefront transparency and pedestrian access;

e) The ability of the space to accommodate a future Active Use; and

f) Consistency with the purpose and character of the Downtown Historic District.

5) Conditions may be imposed in accordance with Sec. 14.13.005.

6) Any exterior modifications to the structure require a Certificate of Appropriateness in accordance with Article 14.09.

G. Administrative Vacancy and Market Hardship Exception.

1) Eligibility. An applicant may request an Administrative Vacancy and Market Hardship Exception when:

a) The ground-floor street-facing space for which relief is requested has remained continuously vacant for at least six (6) months;

b) The space has been reasonably and actively marketed for an Active Use during that period;

c) The applicant provides documentation showing good-faith marketing efforts and an inability to secure a viable Active Use tenant; and

d) The proposed Passive Use is otherwise permitted by the underlying zoning district.

2) Documentation. Evidence of marketing may include commercial listings, brokerage agreements, advertisements, leasing signs, prospective tenant inquiries, lease negotiations, asking rents, comparable available spaces, or similar documentation.

3) Review and Decision.

a) The Main Street Advisory Board shall review the request and provide a recommendation.

b) Following the Main Street Advisory Board recommendation, the Director of Planning and Development may approve, approve with conditions, or deny the request.

c) The Director may approve the request upon finding that:

1. The six-month vacancy and marketing requirements have been met;
2. Reasonable efforts to secure an Active Use tenant have been unsuccessful;
3. The proposed Passive Use is preferable to continued vacancy;
4. Required storefront transparency and pedestrian access will be maintained; and
5. The space will remain reasonably adaptable for future Active Use.

4) Duration. An Administrative Vacancy and Market Hardship Exception is valid only for the specific Passive Use approved through the administrative exception process. Any change to a different Passive Use that requires a new Certificate of Occupancy shall require approval of a new Administrative Vacancy and Market Hardship Exception or a Conditional Use Permit, as applicable. A change in ownership alone does not invalidate the approved exception, provided the approved use remains unchanged.

5) Denial. If the Director denies the administrative exception, the applicant may immediately apply for a CUP under subsection F without an additional waiting period. The CUP shall be independently considered through the Main Street Advisory Board, Planning and Zoning Commission, and City Council process. Nothing in this subsection limits the right to appeal the Director's decision under Subsection I.

6) Direct CUP Option. An applicant is not required to wait six (6) months or pursue an Administrative Vacancy and Market Hardship Exception before applying for a CUP under subsection F.

H. Alcohol-Focused Uses.

1) Definitions.

a) Primary Alcohol-Serving Establishment. A bar, lounge, nightclub, tavern, cocktail lounge, brewery or winery tasting room, or similar establishment that derives or is projected to derive seventy-five percent (75%) or more of its gross revenue from the on-premise sale of alcoholic beverages.

b) Specialty Cigar Shop. A retail establishment primarily engaged in the sale of cigars and cigar-related accessories. A Specialty Cigar Shop is permitted only with an approved Conditional Use Permit, regardless of spacing.

c) Primary Alcohol-Serving Establishments are referred to as Alcohol-Focused Uses.

d) A restaurant or food-service establishment with less than seventy-five percent (75%) of its gross revenue derived from the sale of alcoholic beverages shall not be considered an Alcohol-Focused Use solely because alcoholic beverages are sold or served.

2) Permitted by Right. An Alcohol-Focused Use is permitted by right, where otherwise permitted by the underlying zoning district, when no other lawfully established or approved Alcohol-Focused Use is located within three hundred (300) feet.

3) Conditional Use Permit. An Alcohol-Focused Use proposed within three hundred (300) feet of another lawfully established or approved Alcohol-Focused Use requires approval of a Conditional Use Permit.

a) Distance shall be measured in a straight line from the nearest exterior wall of the building or tenant space occupied by the proposed Alcohol-Focused Use to the nearest exterior wall of the building or tenant space occupied by the existing or approved Alcohol-Focused Use. This measurement applies to Subsections H.2 and H.3.

b) An Alcohol-Focused Use is "approved" for purposes of this subsection when a CUP or certificate of occupancy has been issued for the use and has not expired.

c) The CUP shall be processed in accordance with Sec. 14.13.005 and shall require:

1. Recommendation by the Main Street Advisory Board;
2. Recommendation by the Planning and Zoning Commission; and
3. Final action by the City Council.

d) In addition to the standard CUP criteria, consideration may be given to the concentration of Alcohol-Focused Uses and associated impacts relating to hours, outdoor activity and its hours, entertainment, noise, customer queuing, security, parking, pedestrian activity, waste, deliveries, and compatibility

with surrounding uses. Conditions shall not regulate the hours during which alcoholic beverages may be sold.

4) Revenue Determination.

a) Calculation. In accordance with Texas Alcoholic Beverage Code § 109.57(d)(2), an establishment is considered an Alcohol-Focused Use when seventy-five percent (75%) or more of its total gross revenue is derived from the on-premise sale of alcoholic beverages. The percentage shall be calculated by dividing gross revenue from on-premise alcoholic beverage sales by total gross revenue from all sales and services during the same reporting period, excluding sales taxes and refunds.

b) At Time of Application. An applicant proposing to sell alcoholic beverages shall submit a signed statement identifying the projected percentage of gross revenue from alcoholic beverage sales for the first twelve (12) months of operation. The City may require supporting documentation, including a proposed menu, business plan, anticipated sales breakdown, or other information reasonably necessary to determine the proposed use classification.

c) Revenue Accounting. Establishments subject to this subsection shall maintain sales records that separately identify gross revenue from the on-premise sale of alcoholic beverages and gross revenue from all other goods and services. Records shall be maintained in a manner sufficient to verify the percentage of revenue attributable to alcoholic beverage sales.

d) Ongoing Compliance and Verification. Establishments initially classified as not being an Alcohol-Focused Use shall maintain compliance with the seventy-five percent (75%) threshold. The Director of Planning and Development may require a signed certification of revenue and supporting documentation, including point-of-sale reports, sales summaries, Texas Comptroller mixed beverage gross receipts reports, or other financial records reasonably necessary to verify compliance. Such documentation shall reflect the most recent twelve (12) consecutive months of operation, or the period of actual operation if less than twelve (12) months.

e) Change in Classification. If an establishment derives seventy-five percent (75%) or more of its total gross revenue from the on-premise sale of alcoholic beverages during any twelve (12) consecutive month period, it shall be classified as an Alcohol-Focused Use and shall be subject to the applicable requirements of this Section, including obtaining a Conditional Use Permit where required. The owner or operator shall notify the Director within thirty (30) days of determining that the threshold has been reached.

f) For an establishment holding a mixed beverage permit, the City may consider, among other documentation, the mixed beverage gross receipts reports filed with the Comptroller under Chapter 183, Texas Tax Code.

5) Existing Uses. A lawfully established Alcohol-Focused Use existing on the effective date of this subsection may continue in accordance with Article 14.08. Expansion or relocation to a new location shall be subject to the requirements of this subsection.

STAFF REPORT

MEETING DATE: October 29, 2026

TITLE:
Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties.

AGENDA ITEM SUBMITTED BY:
Brittany Dullard, Planning Manager

BACKGROUND AND PURPOSE:
The Bastrop Development Code establishes citywide standards for fence height and for residential driveway width, spacing, and access. The proposed amendments provide additional flexibility for rural properties in recognition of larger lot sizes, wider street frontages, and different access and fencing needs associated with rural development patterns.

For fences, the current general standards limit front-yard fences to 54 inches and side and rear yard fences to six feet. The proposed amendment would establish separate standards for properties zoned Rural Residential (RR), allowing a maximum front-yard fence height of five feet and a maximum side and rear yard fence height of eight feet. Sight-visibility requirements would continue to apply.

For driveways, the amendment would add a separate Rural category for residential properties greater than one acre. Rural driveways would be permitted at widths between 12 and 45 feet, in accordance with the rural cross section in the Construction Standards Manual. Two driveways would be allowed by right within the first 70 feet of street frontage, provided at least 10 feet of spacing is maintained. One additional driveway or driveway approach may be considered by the City Engineer for each additional 100 feet of linear street frontage. A minimum 20-foot corner clearance would continue to apply.

RECOMMENDATION:
Conduct a public hearing, consider, and act on a recommendation to the City Council regarding the proposed amendments to Sections 14.04.001 and 14.04.005 of the Bastrop Development Code.

ATTACHMENTS:
1. Exhibit A – Rural Fence Amendment
2. Exhibit B – Rural Driveway Amendment

b) Stairs, steps, and landings serving a primary entrance may encroach into the required front setback by up to ten (10) feet, but shall not be closer than five (5) feet to the front property line.

c) Unenclosed decks and patios may encroach into required rear and interior side setbacks by up to five (5) feet, but shall not be closer than three (3) feet to the property line.

d) Unenclosed porches, stoops, and covered entries serving a rear entrance may encroach into the required rear setback by up to ten (10) feet, but shall not be closer than ten (10) feet to the rear property line.

e) Stairs, steps, and landings serving a rear entrance may encroach into the required rear setback by up to fifteen (15) feet, but shall not be closer than five (5) feet to the rear property line.

f) Accessibility ramps may encroach as necessary to meet accessibility requirements, subject to Director approval, provided they do not obstruct required pedestrian circulation.

D. Fences and Walls.

1) Applicability. All fences and walls shall comply with this Section unless superseded by an overlay district or an approved PDD development plan.

2) Height and Transparency.

a) Front yard.

(1) Maximum height: fifty-four inches (54”).

(2) Transparency: at least fifty (50) percent open area.

b) Side and rear yards.

(1) Maximum height: six (6) feet.

(2) On corner lots, fences in the street side yard between the front property line and the front building line shall comply with the front yard standard.

~~(2)~~c) Properties zoned Rural Residential may increase maximum height to sixty inches (60”)/five feet (5’) in the front yard and eight feet (8’) in the side and rear yard.

~~c)~~d) Sight triangles. Fences and walls shall not obstruct required sight triangles.

3) Maintenance. Fences and walls shall be maintained upright and in good repair.

E. Number of Primary Structures Per Lot.

1) General Rule. Unless expressly allowed by the applicable zoning district or an approved development plan, no more than one (1) primary structure shall be permitted on a platted lot.

2) Driveway Criteria and Spacing.

a) Residential Driveways. A concrete driveway approach in accordance with the City of Bastrop Construction Standards Technical Manual designed and intended to serve as access from a roadway to a lot or parcel of land which is a location for a one (1) or two (2) family residence. Once on private property, the driveway may be constructed of concrete, asphalt, pavers, permeable pavement, stabilized gravel, crushed stone, decomposed granite, or another durable all-weather surface approved by the City, provided the surface is maintained to prevent dust, erosion, runoff, and tracking of material into the public right-of-way.

Type	Driveway Width	Minimum Driveway Spacing	Minimum Corner Clearance
Single Family	12'-24'	1 driveway per property by right. A second driveway or driveway approach may be considered and approved by the City Engineer for lots with greater than 70' frontage, provided all driveway approaches on the same frontage have a minimum of 10' spacing, and all sight-distance, drainage, and construction standards are met and a maximum of 36' driveway width for the property in total.	20'
Duplex/Townhome	12'-24'	10'	20'
Rural (properties greater than 1 acre)	12'-45'	Two driveways allowed by-right for the first 70' of linear street frontage, given a minimum of 10' spacing is maintained. One additional driveway or driveway approach may be considered and approved by the City Engineer for each additional 100' of linear street frontage.	20'

b) Commercial Driveways. A concrete driveway approach designed in accordance with the City of Bastrop Construction Standards Technical Manual and intended to serve as access from a roadway to a lot or parcel of land used for any development or purpose other than one or two family residences.

Street Type	One-Way Driveway Width	Two-Way Divided Driveway Width (each side of median)	Two-Way Undivided Driveway Width	Minimum Driveway Spacing	Minimum Corner Clearance
Local Street	15' min -20' max	20' min – 24' max	25' min – 40' max	100' min.	40'
Major Collector	15' min -20' max	20' min – 24' max	25' min – 40' max	150' min.	80'