

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



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**May 28, 2024**

**Regular City Council Meeting at 6:30 PM**

**AMENDED PACKET ITEMS 96 AND 9H**

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

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

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE** - Max Lassen and Connor Laskowski, Colorado River Collegiate Academy  
  
**TEXAS PLEDGE OF ALLEGIANCE** - *Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*
3. **INVOCATION** - Dale Burke, Police Chaplain
4. **PRESENTATIONS**
  - 4A. Mayor's Report

[4B.](#) Council Members' Report

[4C.](#) City Manager's Report

[4D.](#) A proclamation of the City Council of the City of Bastrop, Texas recognizing June 2024, as Pride Month.

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

## 5. WORK SESSIONS/BRIEFINGS - NONE

## 6. STAFF AND BOARD REPORTS

6A. Receive presentation on the unaudited Monthly Financial Report for the period ending March 31, 2024.

Submitted by: Edi McIlwain, Chief Financial Officer

[6B.](#) Receive presentation on the unaudited Monthly Financial Report for the period ending April 30, 2024.

Submitted by: Edi McIlwain, Chief Financial Officer,

## 7. 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 Council must complete a citizen comment form and give the completed form to the City Secretary prior to the start of the City Council meeting. Alternately, if you are unable to attend the council meeting, you may complete a citizen comment form with your comments at [www.cityofbastrop.org/citizencommentform](http://www.cityofbastrop.org/citizencommentform) at least two hours before the meeting starts on the requested date. Comments submitted by this time will be given to the City Council during the meeting and included in the public record, but not read aloud. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, City Council cannot discuss issues raised or make any decision at this time. Instead, City Council 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 City Manager for research and possible future action.*

*It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Council to allow a member of the public to slur the performance, honesty and/or integrity of the Council, as a body, or any member or members of the Council individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Council and/or any person in the Council's presence will not be tolerated.*

## 8. CONSENT AGENDA

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

[8A.](#) Consider action to approve City Council minutes from the May 14, 2024, Regular meeting.

Submitted by: Ann Franklin, City Secretary

8B. Consider action to approve the second reading of Ordinance No. 2024-15 of the City Council of the City of Bastrop, Texas, amending the budget for the Fiscal Year 2024 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A; repealing all prior ordinances and actions in conflict herewith; and establishing an effective date.

Submitted by: Edi McIlwain, Chief Financial Officer

8C. Consider action to approve the second reading of Ordinance No. 2024-12 of the City Council of the City of Bastrop, Texas, disannexing from the City limits, for full purposes, land being approximately 312.61 acres, known as Bastrop Colorado Bend, Phase 1, out of the Stephen F. Austin Survey, Abstract No. 2, in Bastrop County, Texas, located west of Lovers Lane and southeast of the Colorado River.

Submitted by: Andres Rosales, Assistant City Manager

8D. Consider action to approve the second reading of Ordinance No. 2024-13 of the City Council of the City of Bastrop, Texas, approving the zoning change for 6.218 +/- acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969 within the City of Bastrop, Texas, P3 Residential to P5 Core, as shown in Attachment 2; providing for findings of fact; providing for repealer; providing for severability; providing for enforcement; providing for proper notice and meeting; and establishing an effective date.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

## **9. ITEMS FOR INDIVIDUAL CONSIDERATION**

9A. Hold public hearing and consider action to approve the first reading of Ordinance No. 2024-11 of the City Council of the City of Bastrop, Texas, approving the zoning change for 31.4559 +/- acres out of the A11 Bastrop Town Tract, Bastrop County, Texas, more commonly known as Bastrop Gateway from P2 rural and P5 core to planned development district with P5 core base zoning, as shown in Attachment 2; providing for findings of fact; providing for repealer; providing for severability; providing for enforcement; providing for proper notice and meeting; and establishing an effective date; and move to include on the June 11, 2024, consent agenda.

Submitted by: Kennedy Higgins, Senior Planner, Development Services

9B. Consider Action to approve the first reading of Ordinance No. 2024-14 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 3 Building Regulations, Article 3.17 Flood Damage Prevention as attached in Exhibit A; and providing for findings of fact, repealer, severability, codification, effective date, proper notice, and meeting and move to include on the June 11, 2024, Consent Agenda for the second reading.

Submitted by: Elizabeth Wick, Project Manager

9C. Consider action to approve Resolution No. R-2024-59 of the City Council of the City of Bastrop, Texas, to ratify the emergency procurement from Weisinger Incorporated, in the amount of Sixty Eight Thousand Eight Hundred and Ninety Seven Dollars and 00/100 (\$68,897.00) for materials and labor to repair Well H; providing for severability; providing for repeal; and providing an effective date.

Submitted by: Curtis Hancock, Director of Water & Wastewater

9D. Consider Action to approve the first reading of Ordinance No. 2024-17 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.05 Titled "Speed Limits," adding Section 12.05.009 titled "SH 304 speed limits." Zoning for traffic and rate of speed therein, on SH 304 in the city limits of the City of Bastrop; defining speeding and fixing a penalty therefore; declaring what may be a sufficient complaint in prosecutions hereunder; repealing all prior ordinances that are in conflict herewith; and providing for findings of fact, enactment, codification, effective date, repealer, severability, proper notice and meeting as shown in Exhibit A, and move to include on the June 11, 2024 Consent Agenda for the second reading.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

9E. Consider action to approve Resolution No. R-2024-60 of the City Council of the City of Bastrop, Texas, approving and authorizing a proposal from Aqua-Metric Sales Company, for Sixty-Seven Thousand Five Hundred Thirty-Five Dollars and 99/100 (\$67,535.99) as a sole source provider for Sensus products and services; providing for execution of all necessary documents; providing for repealer; providing for severability; and providing an effective date.

Submitted by: Curtis Hancock, Director of Water & Wastewater

9F. Consider action to approve Resolution No. R-2024-61 regarding a petition filed by Christopher Humphreys to remove approximately 5.100 acres of land, as described in the petition, from the City of Bastrop's extraterritorial jurisdiction pursuant to Local Government Code Chapter 42.

Submitted by: Sylvia Carrillo-Trevino, City Manager

9G. Consider action to approve Resolution No. 2024-64 to create a Charter Review Committee, with 2 appointments by each council member, to bring back recommendations to the City Council for a Charter Election to be held in May 2025.

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

9H. Consider action to approve Resolution No. R-2024-54 expressing official intent to reimburse certain expenditures of the City of Bastrop, Texas to pay costs related to (1) constructing, improving, extending, and equipping the City's water and wastewater system, and (2) paying professional services in connection therewith including legal, fiscal, consulting, engineering fees and other related costs

Submitted by: Edi McIlwain, Chief Financial Officer

9I. Consider action to approve Resolution No. R-2024-63 of the City Council of the City of Bastrop, Texas, authorizing the closure of the submission period for the Request for Qualifications for Indefinite Delivery Indefinite Quantity for Engineering Services; authorizing the City Manager to proceed with the evaluation of the submittals and negotiations with the qualified respondents; providing for a repealing clause; and establishing an effective date.

Submitted by: Andres Rosales, Assistant City Manager

## 10. EXECUTIVE SESSION

- 10A. City Council shall convene into closed executive session pursuant to Texas Government Code section 551.071 and .087 to seek the advice of legal counsel regarding the contribution of Hotel Occupancy Tax Funds to fund renovations and updates to the Bastrop County Museum & Visitor Center.
- 10B. City Council shall convene into closed executive session pursuant to Texas Government Code section 551.071 to seek the advice of legal counsel regarding a potential request for a petition to create Bastrop County Emergency Services District No. 3.
- 10C. City Council shall convene into closed executive session pursuant to Texas Government Code section 551.071 to seek the advice of legal counsel regarding the Master Agreement for the Transfer of Retail Water Certificate of Convenience and Necessity Service Area from Aqua Water Supply Corporation to the City of Bastrop and consideration of compensation for certain service areas.
11. **TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION**
12. **ADJOURNMENT**

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, [www.cityofbastrop.org](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: **Friday, May 24, 2024**, at **1:00** p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Ann Franklin  
Ann Franklin, City Secretary



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Mayor's Report

**AGENDA ITEM SUBMITTED BY:**

Submitted by: Sylvia Carrillo, City Manager

**POLICY EXPLANATION:**

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

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

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

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



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Council Members' Report

**AGENDA ITEM SUBMITTED BY:**

Submitted by: Sylvia Carrillo, City Manager

**POLICY EXPLANATION:**

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

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

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

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
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- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

City Manager's Report

**AGENDA ITEM SUBMITTED BY:**

Submitted by: Sylvia Carrillo, City Manager

**POLICY EXPLANATION:**

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

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

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

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
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- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.





# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

A proclamation of the City Council of the City of Bastrop, Texas recognizing June 2024, as Pride month.

**AGENDA ITEM SUBMITTED BY:**

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

**ATTACHMENTS:**

- Proclamation





# PROCLAMATION



**WHEREAS**, the month of June was designated Pride Month to commemorate the Stonewall riots which occurred in June of 1969 and are generally recognized as the catalyst for the LGBT Rights Movement; and

**WHEREAS**, “every individual” is equal before and under the law and has the right to equal and equitable benefit of the law without discrimination based on race, national or ethnic origin, color, religion, sex, age, or mental or physical disability; and

**WHEREAS**, the group that created Bastrop Pride was formed in 2021 through the striving efforts to foster community, and gained their nonprofit status in March of 2023; and

**WHEREAS**, Bastrop Pride’s celebrations and programs have grown to serve not only the city of Bastrop but the entire county and all other communities that may touch our borders; and

**WHEREAS**, Bastrop Pride is committed to increasing education, awareness, social, and support opportunities throughout our community by way of scholarships, festivals, and collaboration with other organizations; and

**WHEREAS**, Bastrop celebrates the history and diversity of our City’s community, and promotes a society in which all residents can live free from discrimination; and

**WHEREAS**, Pride Month is an opportunity to celebrate this harmony in which we coexist.

**NOW, THEREFORE**, I, Sylvia Carrillo-Trevino, City Manager of the City of Bastrop, Texas, do hereby proclaim June 2024, as:

### **Bastrop Pride Month**

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Official Seal of the City of Bastrop, Texas to be affixed this 28<sup>th</sup> day of May 2024.

\_\_\_\_\_  
Sylvia Carrillo-Trevino, City Manager



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Receive presentation on the unaudited Monthly Financial Report for the period ending April 30, 2023.

**AGENDA ITEM SUBMITTED BY:**

Edi McIlwain, Chief Financial Officer

**BACKGROUND/HISTORY:**

The Chief Financial Officer, or appointed staff, provides the City Council a monthly financial report overview for all funds to include detailed analysis for General Fund, Development Services Fund, Water-Wastewater Fund, Bastrop Power & Light and the HOT Tax Fund.

**REVENUE**

Impact Fee Fund is now running 58.8% below forecast due to delays in receiving anticipated fees related to development.

General Government Projects is below forecast due to projects being funded by EDC included in the revenue that have not been started.

All other funds are positive to forecast.

**EXPENDITURES**

Vehicle and Equipment Replacement Fund running 3.3% over forecast due to purchasing vehicles & equipment needed by departments as it is available.

Revenue Bond Series 2020, CO, Series 2021 and CO, Series 2023 are 2.2%, 27.6% and 15.8% over forecast due to a large amount of expenditures related to specific projects budgeted in the last month

All other funds are below forecast.

This reporting requirement is set forth by the City of Bastrop Financial Management Policies, Chapter IV. Operating Budget, Section D. Reporting, as adopted by Resolution R-2023-123 on August 22, 2023.

# CITY OF BASTROP

## Comprehensive Monthly Financial Report

### April 2024



# Performance at a Glance as of April 30, 2024



	YEAR TO DATE	REFERENCE
ALL FUNDS SUMMARY	POSITIVE	Page 3-4
SALES TAXES	POSITIVE	Page 5
PROPERTY TAXES	POSITIVE	Page 6
GENERAL FUND EXPENSE BY DEPARTMENT	POSITIVE	Page 7
WATER/WASTEWATER REVENUES	POSITIVE	Page 8
WATER/WASTEWATER EXPENDITURES BY DIVISION	POSITIVE	Page 9
ELECTRIC REVENUES	POSITIVE	Page 10
HOTEL OCCUPANCY TAX REVENUES	NEGATIVE	Page 11
HOTEL OCCUPANCY TAX EXPENDITURES BY DIVISION	POSITIVE	Page 12
DE	POSITIVE	Page 13
<b>PERFORMANCE INDICATORS</b>		
<b>POSITIVE</b>	= Positive variance or negative variance < 1% compared to seasonal trends	
<b>WARNING</b>	= Negative variance of 1-5% compared to seasonal trends	
<b>NEGATIVE</b>	= Negative variance of >5% compared to seasonal trends	

COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

**BUDGET SUMMARY OF ALL FUNDS**

	<u>FY2024</u> <u>Approved Budget</u>	<u>FY2024</u> <u>Forecast YTD</u>	<u>FY2024</u> <u>Actual YTD</u>	<u>Variance</u>
<b>Revenues:</b>				
General	\$ 16,987,033	\$ 11,584,369	\$ 12,446,644	7.4%
Designated	110,110	74,648	106,849	43.1%
General Fund One-time	88,500	82,000	88,081	7.4%
Development Services	2,476,000	1,341,667	1,342,767	0.1%
Street Maintenance	2,203,153	571,359	788,885	38.1%
Debt Service	4,333,468	3,888,037	3,940,629	1.4%
General Gov's Projects	4,792,000	1,227,917	2,663	-99.8%
Land Acquisition	-	-	45,376	0.0%
Water/Wastewater	8,922,540	4,678,454	4,932,172	5.4%
Water/Wastewater Debt	5,826,460	2,772,093	2,675,730	-3.5%
Water/Wastewater Capital Proj	742,000	432,833	449,962	4.0%
Impact Fees	4,848,640	2,828,373	1,166,699	-58.8%
Vehicle & Equipment Replacement	1,811,584	1,370,767	1,477,522	7.8%
Electric	8,872,870	4,548,654	4,608,598	1.3%
HOT Tax Fund	3,666,540	1,577,162	1,878,326	19.1%
Library Board	21,000	9,083	15,316	68.6%
Cemetery	198,400	106,983	163,823	53.1%
Capital Bond Projects	220,500	23,467	2,127,218	8964.7%
Grant Fund	3,865,330	125,000	128,449	0.0%
Park/Trail Land Dedicaiton	1,865	800	1,170	46.3%
Hunter's Crossing PID	581,279	577,629	582,654	0.9%
Bastrop EDC	4,746,140	2,367,107	2,605,614	10.1%
<b>TOTAL REVENUES</b>	<b>\$ 75,315,412</b>	<b>\$ 40,188,402</b>	<b>\$ 41,575,148</b>	<b>3.5%</b>

**POSITIVE** = Positive variance or negative variance < 1% compared to forecast  
**WARNING** = Negative variance of 1-5% compared to forecast  
**NEGATIVE** = Negative variance of >5% compared to forecast

### COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

	<u>FY2024</u> <u>Approved Budget</u>	<u>FY2024</u> <u>Forecast YTD</u>	<u>FY2024</u> <u>Actual YTD</u>	<u>Variance</u>
<b><u>Expense:</u></b>				
General	\$ 17,961,163	\$ 10,462,663	\$ 10,091,687	-3.5%
Designated	430,200	193,388	40,424	-79.1%
General Fund One-time	300,500	216,090	48,585	-77.5%
Development Services	1,962,936	985,991	884,104	-10.3%
Street Maintenance	921,483	500,000	10,551	-97.9%
Debt Service	4,746,311	938,105	880,755	-6.1%
General Gov't Projects	5,265,240	528,500	427,415	-19.1%
Water/Wastewater	9,573,234	5,676,467	5,311,069	-6.4%
Water/Wastewater Debt	7,070,185	1,673,896	1,617,331	-3.4%
Water/Wastewater Capital Proj.	877,000	465,500	267,465	-42.5%
Revenue Bond, Series 2020	156,919	375,000	383,143	2.2%
CO, Series 2021	385,567	910,000	1,492,587	64.0%
CO, Series 2023	18,300,000	13,830,000	15,206,114	10.0%
Impact Fees	6,125,501	3,518,282	1,030,462	-70.7%
Vehicle & Equipment Replacement	1,804,068	1,152,373	1,190,313	3.3%
Electric	8,945,474	4,306,748	3,965,209	-7.9%
HOT Tax Fund	4,508,786	3,752,799	2,466,639	-34.3%
Library Board	17,500	26,833	9,388	-65.0%
Cemetery	249,243	153,725	137,259	-10.7%
Hunter's Crossing PID	559,019	502,195	58,426	-88.4%
CO, Series 2018	470,801	59,000	31,519	-46.6%
Limited Tax Note, Series 2020	50,314	15,000	24,824	65.5%
America Rescue Plan	2,388,071	35,000	18,119	-48.2%
CO, Series 2022	2,079,371	5,000	3,050	-39.0%
CO, Series 2023	13,125,000	108,000	9,308	-91.4%
Grant Fund	3,865,330	412,000	47,983	-88.4%
Bastrop EDC	5,371,685	3,133,483	1,702,940	-45.7%
<b>TOTAL EXPENSES</b>	<b>\$ 117,510,901</b>	<b>\$ 53,936,038</b>	<b>\$ 47,356,667</b>	<b>-12.2%</b>

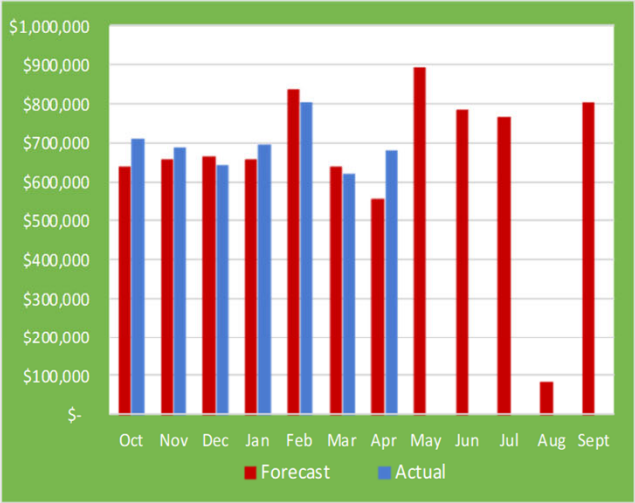
POSITIVE = Positive variance or negative variance < 1% compared to forecast  
WARNING = Negative variance of 1-5% compared to forecast  
NEGATIVE = Negative variance of >5% compared to forecast

COMPREHENSIVE MONTHLY FINANCIAL REPORT –April 2024

REVENUE ANALYSIS

**SALES TAX REVENUE**

Month	FY2024 Forecast	FY2024 Actual	Monthly Variance
Oct	\$ 637,316	\$ 707,134	\$ 69,818
Nov	655,140	686,329	\$ 31,189
Dec	665,095	642,539	\$ (22,556)
Jan	656,648	693,059	\$ 36,411
Feb	837,006	803,359	\$ (33,647)
Mar	637,297	617,179	\$ (20,118)
Apr	554,894	679,149	\$ 124,255
May	892,389		\$ (892,389)
Jun	784,038		\$ (784,038)
Jul	762,715		\$ (762,715)
Aug	86,161		\$ (86,161)
Sept	802,532		\$ (802,532)
<b>Total</b>	<b>\$ 7,971,231</b>	<b>\$ 4,828,748</b>	<b>\$ (3,142,483)</b>
Cumulative Forecast	\$ 4,643,396		
Actual to Forecast	\$ 185,352	4.0%	



POSITIVE

Sales Tax is 46% of the total budgeted revenue for General Fund. The actual is 4% greater than forecasted.

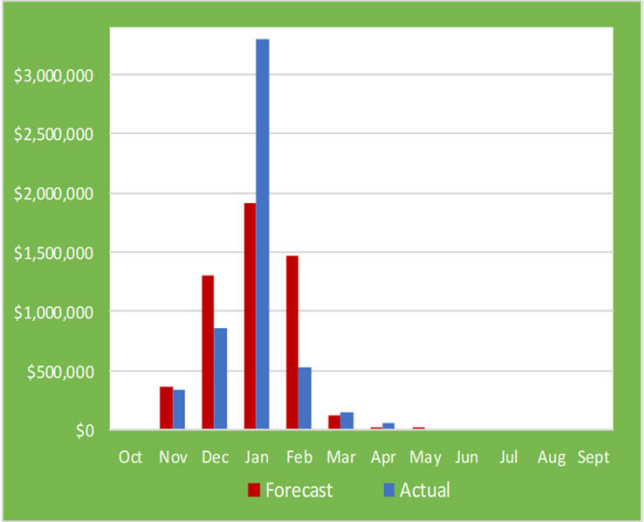


COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

REVENUE ANALYSIS

PROPERTY TAX REVENUE

Month	FY2024 Forecast	FY2024 Actual	Monthly Variance
Oct	\$ 10,451	\$ 13,951	\$ 3,500
Nov	369,713	339,559	\$ (30,154)
Dec	1,306,795	859,155	\$ (447,640)
Jan	1,910,693	3,295,302	\$ 1,384,609
Feb	1,463,096	525,399	\$ (937,697)
Mar	119,704	149,021	\$ 29,317
Apr	26,116	59,066	\$ 32,950
May	26,116		\$ (26,116)
Jun	10,498		\$ (10,498)
Jul	10,498		\$ (10,498)
Aug	10,498		\$ (10,498)
Sept	10,498		\$ (10,498)
<b>Total</b>	<b>\$ 5,274,676</b>	<b>\$ 5,241,451</b>	<b>\$ (33,225)</b>
Cumulative Forecast	\$ 5,206,568		
Actual to Forecast	\$ 34,883	0.67%	



**POSITIVE**

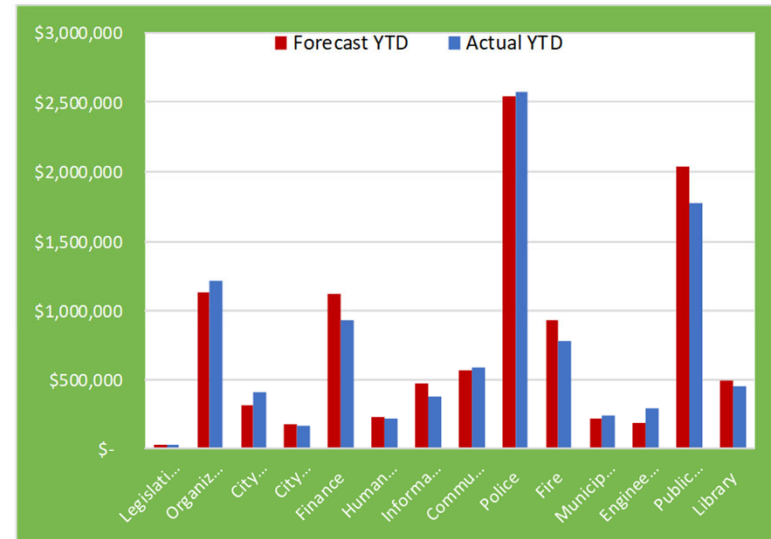
Property tax represents 29% of the total General Fund revenue budget. As you can see from the forecast, the majority of taxes are generally collected from December to February. As of April projections are less than 1% variance.

COMPREHENSIVE MONTHLY FINANCIAL REPORT –April 2024

EXPENSE ANALYSIS

GENERAL FUND EXPENDITURES BY DEPT.

Division	FY2024 Forecast YTD	FY2024 Actual YTD	Variance
Legislative	\$ 33,768	\$ 26,613	\$ (7,155)
Organizational	1,135,861	1,214,697	\$ 78,836
City Manager	318,431	412,074	\$ 93,643
City Secretary	181,202	168,793	\$ (12,409)
Finance	1,121,049	929,586	\$ (191,463)
Human Resources	229,437	223,929	\$ (5,508)
Information Technology	473,173	372,624	\$ (100,549)
Community Engagemen	567,786	582,998	\$ 15,212
Police	2,542,956	2,567,183	\$ 24,227
Fire	931,551	773,228	\$ (158,323)
Municipal Court	214,888	237,252	\$ 22,364
Engineering	187,891	295,248	\$ 107,357
Public Works	2,032,631	1,778,259	\$ (254,372)
Library	492,037	455,159	\$ (36,878)
Fleet & Facilities	-	54,044	\$ 54,044
<b>Total</b>	<b>\$ 10,462,661</b>	<b>\$ 10,091,687</b>	<b>\$ (370,974)</b>



Actual to Forecast

96.5%

**POSITIVE**

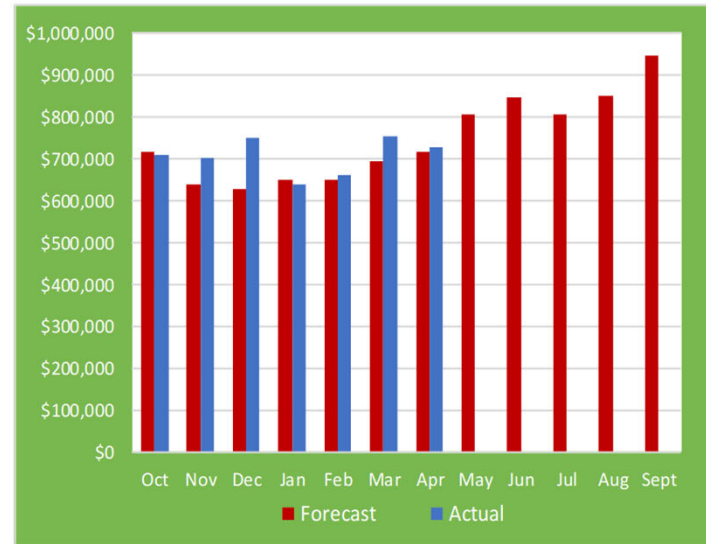
This page compares forecast to actual by department within the General Fund. YTD compared to actual is 96.7% of forecast.

REVENUE ANALYSIS

COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

**WATER/WASTEWATER REVENUE**

Month	FY2024 Forecast	FY2024 Actual	Monthly Variance
Oct	\$ 714,185	\$ 709,116	\$ (5,069)
Nov	637,698	700,275	\$ 62,577
Dec	625,252	748,149	\$ 122,897
Jan	646,845	637,282	\$ (9,563)
Feb	647,698	660,084	\$ 12,386
Mar	692,591	752,842	\$ 60,251
Apr	714,185	724,423	\$ 10,238
May	802,265		\$ (802,265)
Jun	846,305		\$ (846,305)
Jul	803,118		\$ (803,118)
Aug	847,158		\$ (847,158)
Sept	945,239		\$ (945,239)
<b>Total</b>	<b>\$ 8,922,539</b>	<b>\$ 4,932,172</b>	<b>\$ (3,990,367)</b>
Cumulative Forecast	\$ 4,678,454		
Actual to Forecast	\$ 253,718	5.42%	



**POSITIVE**

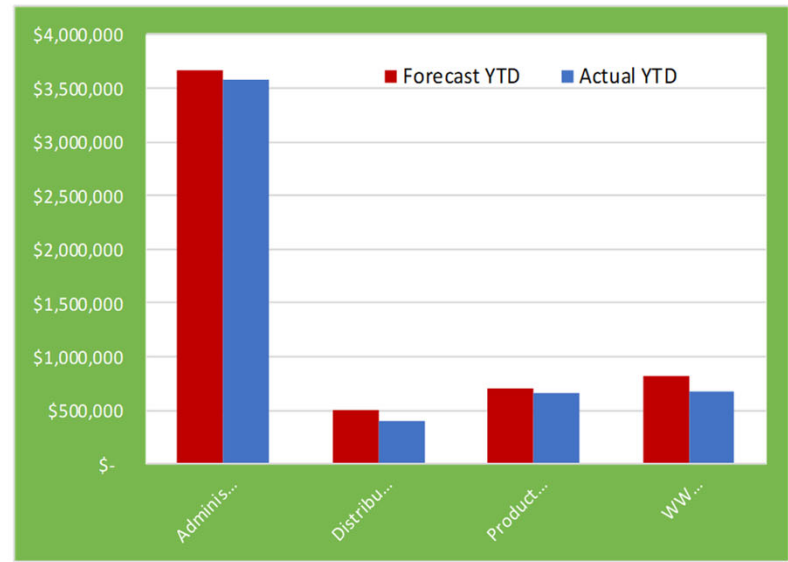
The water and wastewater actual revenue is over forecast by 5.4%. There were 3 new meters set this month, all residential.

COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

EXPENSE ANALYSIS

**WATER/WASTEWATER EXPENDITURES BY DIVISION**

Division	FY2024 Forecast YTD	FY2024 Actual YTD	Variance
Administration	\$ 3,658,829	\$ 3,574,539	\$ (84,290)
Distribution/Collection	500,715	399,760	\$ (100,955)
Production/Treatment	702,643	661,587	\$ (41,056)
WW Treatment Plant	<u>814,280</u>	<u>675,183</u>	<u>\$ (139,097)</u>
<b>Total</b>	<b>\$ 5,676,467</b>	<b>\$ 5,311,069</b>	<b>\$ (365,398)</b>
Actual to Forecast		93.6%	



**POSITIVE**

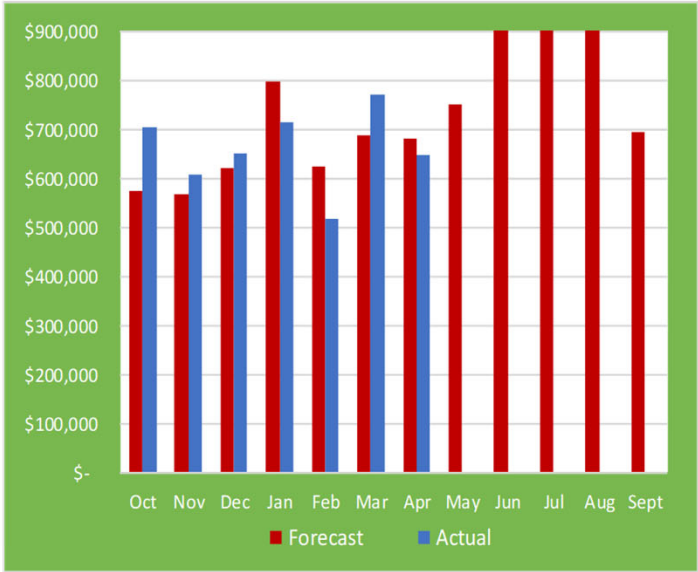
This page compares actual to forecast by the divisions within the Water/Wastewater department. The actual is 93.4% compared to forecast.

COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

REVENUE ANALYSIS

**ELECTRIC FUND REVENUE**

Month	FY2024 Forecast	FY2024 Actual	Monthly Variance
Oct	\$ 575,326	\$ 703,860	\$ 128,534
Nov	566,839	607,454	\$ 40,615
Dec	618,711	650,008	\$ 31,297
Jan	797,829	715,118	\$ (82,711)
Feb	624,315	516,667	\$ (107,648)
Mar	685,769	769,977	\$ 84,208
Apr	679,865	645,517	\$ (34,348)
May	750,730		\$ (750,730)
Jun	1,015,258		\$ (1,015,258)
Jul	932,041		\$ (932,041)
Aug	931,616		\$ (931,616)
Sept	694,848		\$ (694,848)
<b>Total</b>	<b>\$ 8,873,147</b>	<b>\$ 4,608,601</b>	<b>\$ (4,264,546)</b>
Cumulative Forecast	\$ 4,548,654		
Actual to Forecast	\$ 59,947	1.32%	



**POSITIVE**

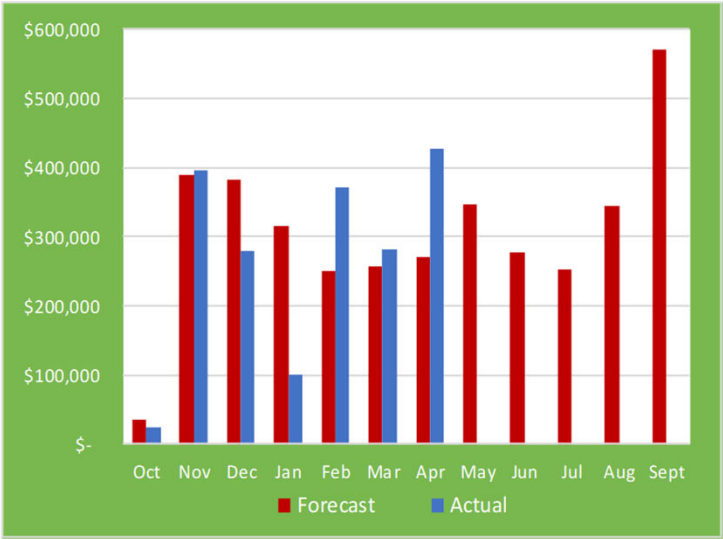
The Electric utility revenue has less than 1% variance with forecasted revenue. There was 0 new meters set this month.

COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

REVENUE ANALYSIS

**HOTEL OCCUPANCY TAX REVENUE**

Month	FY2024 Forecast	FY2024 Actual	Monthly Variance
Oct	\$ 34,920	\$ 24,179	\$ (10,741)
Nov	388,499	395,136	\$ 6,637
Dec	382,746	279,217	\$ (103,529)
Jan	315,943	100,081	\$ (215,862)
Feb	249,376	370,473	\$ 121,097
Mar	256,613	281,706	\$ 25,093
Apr	269,950	427,534	\$ 157,584
May	345,572		\$ (345,572)
Jun	276,975		\$ (276,975)
Jul	252,127		\$ (252,127)
Aug	344,951		\$ (344,951)
Sept	571,000		\$ (571,000)
<b>Total</b>	<b>\$ 3,688,672</b>	<b>\$ 1,878,326</b>	<b>\$ (1,810,346)</b>
Cumulative Forecast	\$ 1,898,047		
Actual to Forecast %	\$ (19,721)	-1.0%	



**NEGATIVE**

This report is based on a cash method. The revenue is received by the City the month after collection. Actual is 1% less than forecast.

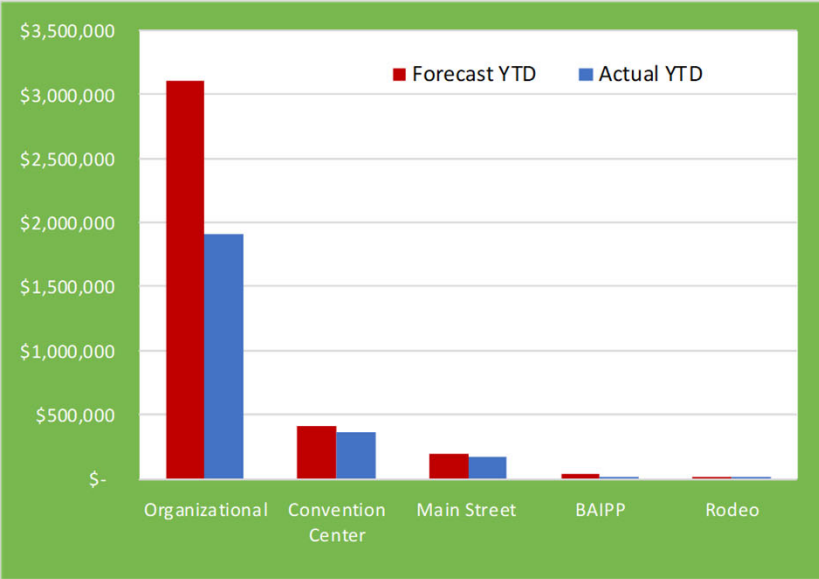
COMPREHENSIVE MONTHLY FINANCIAL REPORT –April 2024

EXPENSE ANALYSIS

**HOTEL OCCUPANCY TAX EXPENDITURES BY DIVISION**

<u>Division</u>	<u>FY2024 Forecast YTD</u>	<u>FY2024 Actual YTD</u>	<u>Variance</u>
Organizational	\$ 3,111,787	\$ 1,914,279	\$ (1,197,508)
Convention Center	412,740	365,090	\$ (47,650)
Main Street	194,321	165,772	\$ (28,549)
BAIPP	32,083	14,291	\$ (17,792)
Rodeo	<u>1,867</u>	<u>7,207</u>	\$ 5,340
<b>Total</b>	<b>\$ 3,752,798</b>	<b>\$ 2,466,639</b>	<b>\$ (1,286,159)</b>

Actual to Forecast 65.7%



**POSITIVE**

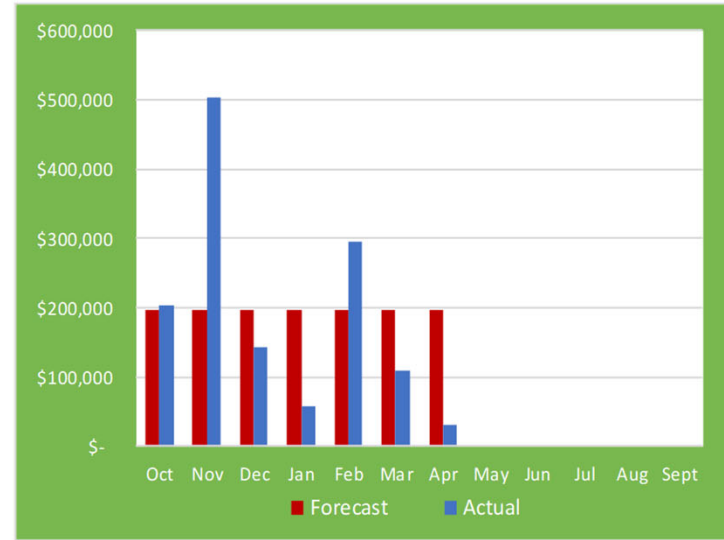
This compares actual to forecast for each division located in the Hotel Occupancy Tax Fund. YTD is reporting actual at 65.7% of forecast.

COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

REVENUE ANALYSIS

**DEVELOPMENT SERVICES REVENUE**

<u>Month</u>	FY2024 <u>Forecast</u>	FY2024 <u>Actual</u>	Monthly <u>Variance</u>
Oct	\$ 195,667	\$ 203,573	\$ 7,906
Nov	195,667	503,765	\$ 308,098
Dec	195,667	142,026	\$ (53,641)
Jan	195,667	57,062	\$ (138,605)
Feb	195,667	294,576	\$ 98,909
Mar	195,667	109,952	\$ (85,715)
Apr	195,667	31,813	\$ (163,854)
May			\$ -
Jun			\$ -
Jul			\$ -
Aug			\$ -
Sept			\$ -
<b>Total</b>	<b>\$ 1,369,669</b>	<b>\$ 1,342,767</b>	<b>\$ (26,902)</b>
Cumulative Forecast	\$ 1,369,669		
Actual to Forecast %	\$ (26,902)	-2.0%	



**POSITIVE**

FY2024 is the first year for reporting Development Services within their own fund. The revenue of actual compared to forecast is 2% under forecast with a month of low revenues.

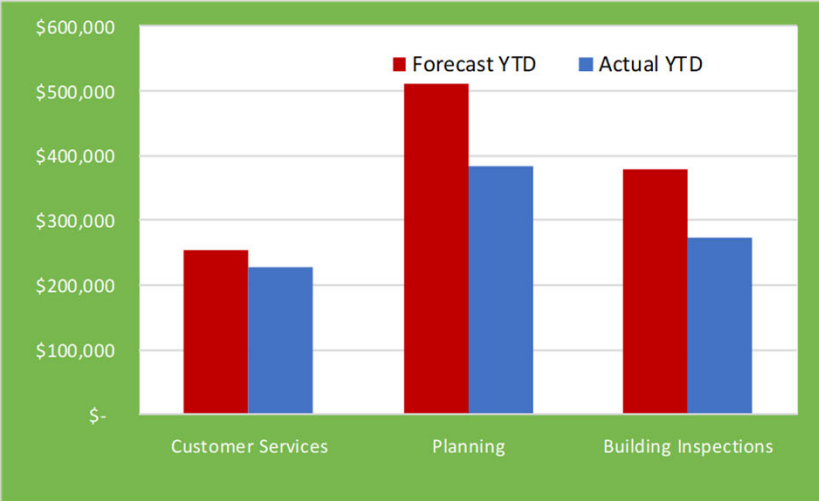


COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2024

EXPENSE ANALYSIS

**DEVELOPMENT SERVICES EXPENDITURES BY DIVISION**

Division	FY2024 Forecast YTD	FY2024 Actual YTD	Variance
Customer Services	\$ 254,427	\$ 227,315	\$ (27,111)
Planning	511,319	383,039	\$ (128,280)
Building Inspections	379,299	273,749	\$ (105,550)
<b>Total</b>	<b>\$ 1,145,045</b>	<b>\$ 884,104</b>	<b>\$ (260,941)</b>
Actual to Forecast		77.2%	



**POSITIVE**

FY2024 is the first year reporting Developme Services within their own fund. The expenditures of actual compared to forecast is 77.2%.



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve City Council minutes from the May 14, 2024, Regular meeting.

**AGENDA ITEM SUBMITTED BY:**

Ann Franklin, City Secretary

**BACKGROUND/HISTORY:**

N/A

**FISCAL IMPACT:**

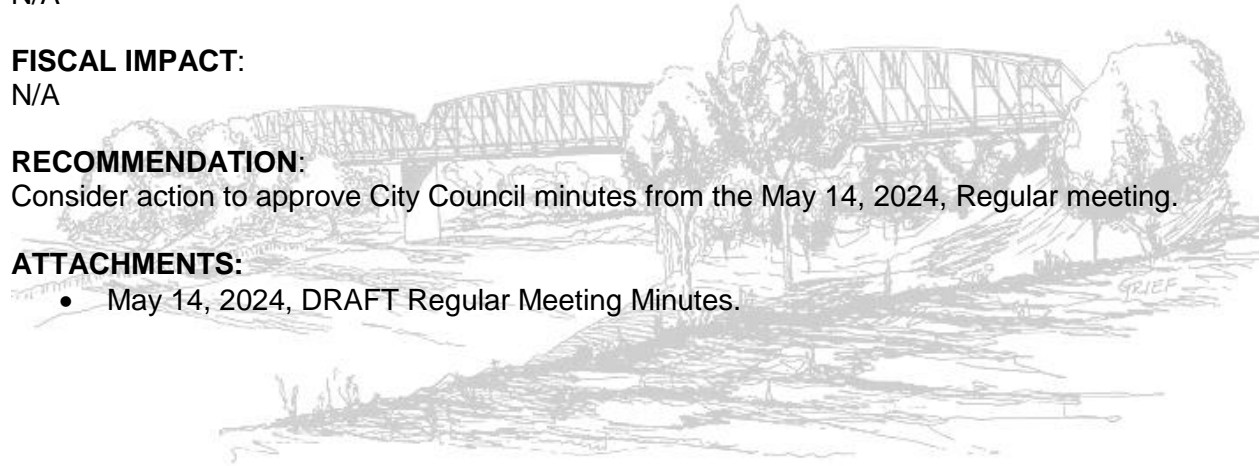
N/A

**RECOMMENDATION:**

Consider action to approve City Council minutes from the May 14, 2024, Regular meeting.

**ATTACHMENTS:**

- May 14, 2024, DRAFT Regular Meeting Minutes.



MAY 14, 2024

The Bastrop City Council met in a regular meeting on Tuesday, May 14, 2024, at 5:30 p.m. at the Bastrop City Hall Council Chambers, located at 1311 Chestnut Street, Bastrop, Texas. Members present were: Mayor Nelson and Mayor Pro Tem Kirkland and Council Members Meyer, Lee, Plunkett, and Crouch. Officers present were: City Manager, Sylvia Carrillo; City Secretary, Ann Franklin; and City Attorney, Alan Bojorquez.

**CALL TO ORDER CANVASS AND OATH OF OFFICE**

Mayor Nelson called the Canvass and Oath of Office to order at 5:30 p.m.

**CANVASS OF ELECTION**

- 2A. Consider action to approve Resolution No. R-2024-57 of the City Council of the City of Bastrop, Texas to canvass the May 4, 2024, Election for Place 2 and Place 4 of the Bastrop City Council; and establishing an effective date.

Submitted by: Ann Franklin, City Secretary

**A motion was made by Council Member Lee to approve Resolution No. R-2024-57, seconded by Council Member Plunkett, motion was approved on a 5-0 vote.**

**RECOGNITION**

- 3A. Recognition of outgoing Council Member Jimmy Crouch.

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

**OATH OF OFFICE**

- 4A. Incumbent Council Member Cynthia Sanders Meyer Place 2

Swearing Oath of Office, The Honorable Chris Duggan, State District Judge, District 423

Signature of official documents, Ann Franklin, City Secretary

Welcome by Council

Comments by Council Member Meyer

- 4B. Incoming Council Member Kerry Fossler Place 4

Swearing Oath of Office, The Honorable Chris Duggan, State District Judge, District 423

Signature of official documents, Ann Franklin, City Secretary

Welcome by Council

Comments by Council Member Fossler

**ELECTION OF MAYOR PRO TEM**

- 5A. Consider action to elect Mayor Pro Tem.  
Submitted by: Ann Franklin, City Secretary  
**A motion was made by Council Member Plunkett to nominate John Kirkland as Mayor Pro Tem, seconded by Council Member Meyer, motion was approved on a 5-0 vote.**

**Mayor Nelson recessed the Council Meeting at 5:54 p.m.**

**RECEPTION**

- 6A. Reception to thank outgoing Council Member Crouch.
- 6B. Reception for Council Member Meyer and Council Member Elect Fossler.

**Mayor Nelson called the Council Meeting back to order at 6:30 p.m.**

**CALL TO ORDER**

Mayor Nelson called the regular City Council meeting to order at 6:30 p.m. with a quorum present.

**PLEDGE OF ALLEGIANCE**

Evelyn Trejo and Jasmine Jimenez-Cedillo, Camino Real Elementary Girls Who Code Club led the pledges.

**INVOCATION**

Mayor Pro Tem Kirkland, gave the invocation.

**PRESENTATIONS**

- 10A. Mayor's Report
- 10B. Council Members' Report
- 10C. A proclamation of the City Council of the City of Bastrop, Texas recognizing May 19-25, 2024, as Public Works Week.  
Submitted by: Ann Franklin, City Secretary  
**Proclamation was read into record by City Secretary, Ann Franklin, accepted by staff.**

**STAFF AND BOARD REPORTS**

- 12A. City Manager's Report

**WORK SESSIONS/BRIEFINGS**

- 11A. Discussion and direction to staff regarding proposed City of Bastrop Charter Amendments for the November 2024 election.  
Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager  
**Carol Spencer  
126 Brazos Drive  
Cedar Creek, TX**

**Connie Schroeder  
238 Laura  
Bastrop, TX 78602**

**Debbie Moore  
1306 Church Street  
Bastrop, TX  
225-802-4702**

**Discussion was held.**

**Direction was given to staff to create a charter commission created with a minimum of 2 people (city residents) presented by each council member. Council would look at the individuals presented by Council for the charter commission collaboratively before the Mayor makes his decision on who to appoint and Council would confirm the appointments. Staff is to come back on May 28, 2024, with a draft resolution spelling out election date for consideration as well as charter review committee.**

**CITIZEN COMMENTS**

**SPEAKERS**

**Gary Moss  
1706 Wilson St.  
Bastrop, TX 78602  
972-523-9727**

**Pablo Serna  
1104 Hill St.  
Bastrop, TX 78602  
512-963-0919**

**Matt Meyers  
901 Cripple Creek Dr.  
Austin, TXX 78758  
512-647-9853**

**Carol Spencer  
126 Brazos Drive  
Cedar Creek, TX**

**APPROVAL OF MINUTES**

- 14A. Consider action to approve City Council minutes from the April 23, 2024, Regular meeting and April 29, 2024, Special meeting.  
Submitted by: Ann Franklin, City Secretary  
**A motion was made by Council Member Meyer to approve City Council minutes from the April 23, 2024, Regular meeting and April 29, 2024, Special meeting, seconded by Council Member Lee, motion was approved on a 4-0-1 vote. Council Member Fossler recused herself.**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

- 15A. Hold a public hearing and consider action to approve the first reading of Ordinance No. 2024-11 of the City Council of the City of Bastrop, Texas, approving the zoning change for 31.4559 +/- acres out of the A11 Bastrop Town Tract, Bastrop County, Texas, more commonly known as Bastrop Gateway from P2 rural and P5 core to planned development district with P5 core base zoning, as shown in Attachment 2; providing for findings of fact; providing for repealer; providing for severability; providing for enforcement; providing for proper notice and meeting; and establishing an effective date; and move to include on the May 28, 2024, Consent Agenda for second reading. Submitted by: Kennedy Higgins, Senior Planner, Development Services Department **Public hearing was opened.**

**SPEAKERS**

**Jennifer Beck**  
156 Nunn Ln  
Cedar Creek, TX 78612  
512-845-9152

**Stephen Biegel**  
Bastrop Gateway Project  
301-404-6290

**Pablo Serna**  
1104 Hill St.  
Bastrop, TX 78602  
512-963-0919

**Venkatt Mallya**  
17217 Avion Dr.  
Dripping Springs  
268-470-3670

**Jordan Scott**  
110 Bowstring Bend  
Bastrop, TX 78602  
512-284-1856

**Chris Kirby**  
33 Lost Pines Avenue  
Bastrop, Texas 78602

**Carol Spencer**  
126 Brazos Drive  
Cedar Creek, TX

**Ian Watts**  
13 Lost Pines Avenue  
Bastrop, TX 78602  
512-750-7522

**Shannon Day**  
13 Lost Pines Avenue  
Bastrop, TX 78602  
817-597-0708

**Stuart Bridges**  
12 Lost Pines Avenue  
Bastrop, TX 78602

**John Eberle**  
20 Lost Pines Avenue  
Bastrop, TX 78602

**Brynda Fowler**  
525 Tahitian  
Bastrop, TX 78602

**Jennifer Phelps**  
16 Lost Pines Avenue  
Bastrop, TX 78602  
512-567-0172

Public hearing was left open.

A motion was made by Council Member Meyer to table this item and bring back at the May 28, 2024, meeting, seconded by Mayor Pro Tem Kirkland, motion was approved on a 5-0 vote.

Mayor Nelson recessed the Council Meeting at 8:54 p.m.

Mayor Nelson called the Council Meeting back to order at 9:01 p.m.

- 15B. Consider action to approve Resolution No. R-2024-58 of the City Council of the City of Bastrop, Texas, authorizing the City Manager to accept a donation on behalf of the City of Bastrop Police Department in the amount of Two Thousand Five hundred and Sixty Four dollars (\$2,564.00) from Project Beloved.org for utilization by the City of Bastrop Police Department's Victims Services division allowing for the aesthetic remodel of the victim interview room, enhancing the space to be more conducive for interviewing victims and family members; authorizing the City Manager to execute all necessary documents; providing for a repealing clause; and establishing an effective date.

Submitted by: Vicky Steffanic, Chief of Police

**Presentation was made by Vicky Steffanic, Chief of Police.**

A motion was made by Council Member Plunkett to approve Resolution No. R-2024-58, seconded by Council Member Fossler, motion was approved on a 5-0 vote.

- 15C. Hold a public hearing and consider action to approve the first reading of Ordinance No. 2024-13 of the City Council of the City of Bastrop, Texas, approving the zoning change for 6.218 +/- acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969 within the City of Bastrop, Texas, P3 Residential to P5 Core, as shown in Attachment 2; providing for findings of fact; providing for repealer; providing for severability; providing for enforcement; providing for proper notice and meeting; and establishing an effective date; and move to include on the May 28, 2024, Consent Agenda for second reading.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department  
**Presentation was made by Kennedy Higgins, Senior Planner, Development Services Department.**

**Public hearing was opened.**

**Public hearing was closed.**

**A motion was made by Council Member Plunkett to approve the first reading of Ordinance No. R-2024-13, seconded by Mayor Pro Tem Kirkland, motion was approved on a 5-0 vote.**

- 15D. Consider Action to approve the first reading of Ordinance No. 2024-14 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 3 Building Regulations, Article 3.17 Flood Damage Prevention as attached in Exhibit A; and providing for findings of fact, repealer, severability, codification, effective date, proper notice, and meeting and move to include on the June 11, 2024, Consent Agenda for the second reading.

Submitted by: Elizabeth Wick, Project Manager

**This item was pulled from the agenda.**

- 15E. Consider action to approve Resolution No. R-2024-06 of the City Council of the City of Bastrop, Texas authorizing a license to encroach agreement with Zavodny Food Court to encroach into the Public Utility Easement to place mobile food trailers closer to Cedar Street, as attached in Exhibit B of the License Agreement; authorizing the City Manager to execute necessary documents; providing for a repealing clause; and establishing an effective date.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

**Presentation was made by Kennedy Higgins, Senior Planner, Development Services Department.**

**A motion was made by Council Member Meyer to approve Resolution No. R-2024-06, seconded by Council Member Fossler, motion was approved on a 5-0 vote.**

- 15F. Consider action to approve Resolution No. 2024-54 of the City Council of the City of Bastrop, Texas expressing official intent to reimburse certain expenditures attached as Exhibit A; providing a severability clause; and providing for an effective date.

Submitted by Edi McIlwain, Chief Financial Officer

**This item was pulled from the agenda.**



- 15G. Consider action to approve the first reading of Ordinance No. 2024-15 of the City Council of the City of Bastrop, Texas, amending the Bastrop Economic Development Budget for the Fiscal Year 2024 in accordance with existing statutory requirements; appropriating the various amounts herein, as attached in Exhibit A; repealing all prior ordinances and actions in conflict herewith; and establishing for an effective date; and move to include on the May 28, 2024, on the Consent agenda for second reading.

Submitted by: Edi McIlwain, Chief Financial Officer

**Presentation was made by Edi McIlwain, Chief Financial Officer.**

**A motion was made by Council Member Fossler to approve the first reading of Ordinance No. R-2024-15, seconded by Council Member Lee, motion was approved on a 5-0 vote.**

- 15H. Consider action to approve Resolution No. R-2024-55 of the City Council of the City of Bastrop, Texas confirming appointments by the Mayor of Joshua Bingaman to Place 7, of the Planning and Zoning Commission as required in Section 3.08 of the City's Charter; and establishing an effective date.

Submitted by: Lyle Nelson, Mayor

**A motion was made by Council Member Lee to approve Resolution No. R-2024-55, seconded by Council Member Fossler, motion was approved on a 5-0 vote.**

- 15I. Consider action to approve Resolution No. R-2024-53 of the City Council of the City of Bastrop, Texas confirming appointments by the Mayor of Keith Ahlborn to Place 3, of the Planning and Zoning Commission as required in Section 3.08 of the City's Charter; and establishing an effective date.

Submitted by: Lyle Nelson, Mayor

**A motion was made by Council Member Meyer to approve Resolution No. R-2024-53, seconded by Council Member Fossler, motion was approved on a 5-0 vote.**

- 15J. Consider action to approve Resolution No. R-2024-52 of the City Council of the City of Bastrop, Texas confirming appointments by the Mayor of Nathanael Gold to Place 7, of the Parks Board as required in Section 3.08 of the City's Charter; and establishing an effective date.

Submitted by: Lyle Nelson, Mayor

**A motion was made by Council Member Plunkett to approve Resolution No. R-2024-52, seconded by Mayor Pro Tem Kirkland, motion was approved on a 5-0 vote.**

- 15K. Consider action to approve Resolution No. R-2024-51 of the City Council of the City of Bastrop, Texas, accepting a donation from the Lost Pines Art League in the amount of Fifty Thousand and 00/100 Dollars (\$50,000) for the creation of a sculpture within the boundaries of the Cultural Arts Commission District Project approved area; authorizing the City Manager to Execute all necessary documents; providing for a repealing clause; and establishing an effective date.

Submitted by: Kathy Danielson, Community Engagement Director

**Presentation was made by Kathy Danielson, Community Engagement Director.**

**A motion was made by Mayor Pro Tem Kirkland to approve Resolution No. R-2024-51, seconded by Council Member Meyer, motion was approved on a 5-0 vote.**

- 15L. Consider action to approve Resolution No. R-2024-56, approving expenditure of City funds for Mayor Lyle Nelson to attend an event, function, and/or convention; providing for execution of all necessary documents; providing for repealer; providing for severability; and providing an effective date.  
Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM. City Manager  
**A motion was made by Council Member Lee to approve Resolution No. R-2024-56, seconded by Council Member Fossler, motion was approved on a 5-0 vote.**

## EXECUTIVE SESSION

**The City Council met at 9:26 p.m. in a closed/executive session pursuant to the Texas Government Code, Chapter 551, et seq, to discuss the following:**

- 16A. City Council shall convene into closed executive session pursuant to Texas Government Code sections 551.071, 551.072, and 551.087 to seek the advice of legal counsel regarding the potential development of a Sports Complex.
- 16B. City Council shall convene into closed executive session pursuant to Texas Government Code section 551.071 to seek the advice of legal counsel regarding the Master Agreement for the Transfer of Retail Water Certificate of Convenience and Necessity Service Area from Aqua Water Supply Corporation to the City of Bastrop and consideration of compensation for certain service areas.
- 16C. City Council shall convene into closed executive session pursuant to Texas Government Code sections 551.071 and 551.072 to seek the advice of legal counsel regarding acquisitions of real estate related to the Wastewater Treatment Plant No. 3 Project and pending litigation in the following eminent domain proceedings pending in the Bastrop County Court at Law: Case No. 20-20294, City of Bastrop v. William A. & Sally Griesenbeck; Case No. 20-20295, City of Bastrop v. William J. & Tanya Griesenbeck; Case No. 20-20282, City of Bastrop v. Melissa Lee Griesenbeck Schuelke; and Case No. 20-20283, City of Bastrop v. JoAnn Griesenbeck Cantrell & William Cantrell.

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

- 16C. City Council shall convene into closed executive session pursuant to Texas Government Code sections 551.071 and 551.072 to seek the advice of legal counsel regarding acquisitions of real estate related to the Wastewater Treatment Plant No. 3 Project and pending litigation in the following eminent domain proceedings pending in the Bastrop County Court at Law: Case No. 20-20294, City of Bastrop v. William A. & Sally Griesenbeck; Case No. 20-20295, City of Bastrop v. William J. & Tanya Griesenbeck; Case No. 20-20282, City of Bastrop v. Melissa Lee Griesenbeck Schuelke; and Case No. 20-20283, City of Bastrop v. JoAnn Griesenbeck Cantrell & William Cantrell.  
**A motion was made by Council Member Plunkett to authorize the City Manager, in consultation with the City Attorney's Office, to execute settlement agreements and all necessary documents to resolve the four cases and acquire the real property interests needed for the project for the total settlement values agreed upon in mediation, seconded by Council Member Lee, motion was approved on a 5-0 vote.**

Adjourned at 10:00 p.m. without objection.

APPROVED:

ATTEST:

\_\_\_\_\_  
Mayor Lyle Nelson

\_\_\_\_\_  
City Secretary Ann Franklin

The Minutes were approved on May 28, 2024, by Council Member **Name**'s motion, Council Member **Name**'s second. The motion was approved on a **5-0** vote.



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve the second reading of Ordinance No. 2024-54 of the City Council of the City of Bastrop, Texas, amending the budget for the Fiscal Year 2024 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A; repealing all prior ordinances and actions in conflict herewith; and establishing an effective date.

**AGENDA ITEM SUBMITTED BY:**

Edi McIlwain, Chief Financial Officer

**BACKGROUND/HISTORY:**

In November 2023, the voters reduced the BEDC budget by 75% to 1.8<sup>th</sup> of a cent. The budget reduction presented here is in direct response to that action. This amendment has been approved by the BEDC Board of Directors.

**FISCAL IMPACT:**

Reduction of revenue in the amount of \$1,393,153  
Reduction of expenditures in the amount of \$4,979,285

**RECOMMENDATION:**

Edi McIlwain, Chief Financial Officer, recommends approval of the second reading of Ordinance No. 2024-05 of the City Council of the City of Bastrop, Texas, amending the budget for the Fiscal Year 2024 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A; repealing all prior ordinances and actions in conflict herewith; and establishing an effective date.

**ATTACHMENTS:**

- Ordinance 2024-54
- Budget amendment as approved by the BEDC Board of Directors
- BEDC FY 24 Original vs Amended Budget

**ORDINANCE NO. 2024-15**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR 2024 IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; APPROPRIATING THE VARIOUS AMOUNTS HEREIN, AS ATTACHED IN EXHIBIT A; REPEALING ALL PRIOR ORDINANCES AND ACTIONS IN CONFLICT HEREWITH; AND ESTABLISHING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Manager of the City of Bastrop, Texas has submitted to the Mayor and City Council proposed amendment(s) to the budget of the revenues and/or expenditures/expenses of conducting the affairs of said city and providing a complete financial plan for Fiscal Year 2024; and

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

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

**Section 1:** That the proposed budget amendment(s) for the Fiscal Year 2024, as submitted to the City Council by the City Manager and which budget amendment(s) are attached hereto as Exhibit A, are hereby adopted, and approved as the amended budget of said City for Fiscal Year 2024.

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

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

**READ and APPROVED** on First Reading on the 14th day of May 2024.

**READ and ADOPTED** on Second Reading on the 28th day of May 2024.

**APPROVED:**

\_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve the second reading of Ordinance No. 2024-12 of the City Council of the City of Bastrop, Texas, disannexing from the City limits, for full purposes, land being approximately 312.61 acres, known as Bastrop Colorado Bend, Phase 1, out of the Stephen F. Austin Survey, Abstract No. 2, in Bastrop County, Texas, located west of Lovers Lane and southeast of the Colorado River.

**AGENDA ITEM SUBMITTED BY:**

Submitted by: Andres Rosales, Assistant City Manager

**BACKGROUND/HISTORY:**

Bastrop Colorado Bend, LLC, has requested 312.6 acres to be deannexed from city limits. The City previously met with Council in executive session, and Council approved the request to move forward. The City is required to hold a public hearing for the disannexation from the city limits.

The City and Owner entered into that certain Development and Annexation Agreement dated effective June 22, 2021 and adopted by City Resolution No. R-2021-57 (the "Original Agreement"), as amended by that certain First Amendment to the Development and Annexation Agreement dated effective July 12, 2022 and approved by City Resolution No. R-2022-56 (the "First Amendment"), and as further amended by that certain Second Amendment to the Development and Annexation Agreement dated May 22, 2023 and approved by City Resolution No. R-2023-73 (the "Second Amendment"), regarding development and annexation of certain property owned by Bastrop Colorado Bend, LLC.

**FISCAL IMPACT:**

City will refund property tax paid during the time of annexation within 180 days..

**RECOMMENDATION:**

Consider action to approve the second reading of Ordinance No. 2024-12 of the City Council of the City of Bastrop, Texas, disannexing from the City limits, for full purposes, land being approximately 312.61 acres, known as Bastrop Colorado Bend, Phase 1, out of the Stephen F. Austin Survey, Abstract No. 2, in Bastrop County, Texas, located west of Lovers Lane and southeast of the Colorado River.

**ATTACHMENTS:**

1. Ordinance No. 2024-12

## CITY OF BASTROP, TEXAS

## ORDINANCE NO. 2024-12

## DISANNEXATION OF COLORADO BEND

**AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, DISANNEXING FROM THE CITY LIMITS, FOR FULL PURPOSES, LAND BEING APPROXIMATELY 312.61 ACRES, KNOWN AS BASTROP COLORADO BEND, PHASE 1, OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 2, IN BASTROP COUNTY, TEXAS, LOCATED WEST OF LOVERS LAND AND SOUTHEAST OF THE COLORADO RIVER; AMENDING THE BOUNDARIES OF THE CITY TO EXCLUDE THE LAND; DIRECTING THE CITY SECRETARY TO NOTIFY THE TEXAS COMPTROLLER OF THE CHANGE IN BOUNDARIES; AUTHORIZING A REFUND OF TAXES AND FEES UPON DISANNEXATION AS REQUIRED BY LAW; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, EFFECTIVE DATE, PROPER NOTICE, AND MEETING.**

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

**WHEREAS,** pursuant to Texas Local Government Code Section 43.142, the City may disannex an area according to rules as may be provided by the City Charter, and Charter Section 2.03 allows for an area to be disannexed by ordinance after notice and a public hearing whenever the Council determines the area is not suitable or necessary for City purposes; and

**WHEREAS,** the land being approximately 312.61 acres, known as Bastrop Colorado Bend, Phase 1, out of the Stephen F. Austin Survey, Abstract No. 2, in Bastrop County, Texas, located west of Lovers Lane and southeast of the Colorado River, as more particularly described in Exhibit “A” (the “Property”) attached hereto and incorporated herein, was annexed into the City Limits in 2022 by Ordinance No. 2022-04; and

**WHEREAS,** the City and Bastrop Colorado Bend, LLC (the “Owner”) previously entered into that certain Mutual Release and Termination of Development and Annexation Agreement, effective April 15, 2024 (the “Termination Agreement”), pertaining to the Property, and pursuant to Section 3 of the Termination Agreement the Owner requested and the City agreed to take all necessary action to disannex the Property; and



**WHEREAS,** the City Council, after notice and a public hearing, finds that the Property is not suitable or necessary for City purposes and desires to discontinue said Property as part of the City and to disannex, for full purposes, the Property from the City limits and upon disannexation to exclude the Property from the City's ETJ.

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bastrop, Texas:**

- Section 1. Findings of Fact:** The foregoing recitals are incorporated into this Ordinance ("Ordinance") by reference as findings of fact as if expressly set forth word-for-word herein.
- Section 2. Disannexation:** The Property is hereby discontinued as part of the City and disannexed, for full purposes, from the City limits. Upon disannexation, the Property shall not be included within the City limits or the City's ETJ.
- Section 3. Amended City Map:** The City Council hereby directs that the official City map be amended to show the change in boundaries to exclude the Property and that a certified copy of this Ordinance and the amended map of the City's boundary be filed with the County Clerk of Bastrop County, Texas.
- Section 4. Notice to Comptroller:** The City Council hereby directs that a certified copy of this Ordinance and the amended map of the City's boundary be provided to the Sales and Tax Division of the Texas Comptroller's Office.
- Section 5. Taxes and Fees Refund:** The City Council hereby directs that, upon disannexation of the Property, a refund of property taxes and fees shall be calculated and issued, if any is owed, in accordance with Texas Local Government Code Section 43.148.
- Section 6. Repealer:** To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, 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.
- Section 7. Severability:** Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction

over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**Section 8. Effective Date:** This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City’s Charter, its Code of Ordinances, and the laws of the State of Texas.

**Section 9. Proper Notice & Meeting:** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**READ & ACKNOWLEDGED on First Reading** by the City Council of the City of Bastrop, on this, the 23rd day of April, 2024.

**PASSED & APPROVED on Second Reading** by the City Council of the City of Bastrop, on this, the 28th day of May, 2024.

**APPROVED:**

by: \_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney

**Exhibit "A"**

## Property Description

The approximately 312.61 acres of land, known as Bastrop Colorado Bend, Phase 1, out of the Stephen F. Austin Survey, Abstract No. 2, in Bastrop County, Texas, located west of Lovers Lane and southeast of the Colorado River, as more particularly described in the attached field notes and accompanying sketch (excluding the approximately 35.5 acres described in such field notes and sketch that is comprised of a portion of the Colorado River).

### FIELD NOTES

**THAT PORTION OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, BEING A PART OF THAT 546.364 ACRE TRACT OF LAND CONVEYED TO BASTROP COLORADO BEND, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202112664, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.) AND A PORTION OF THE COLORADO RIVER; MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGIN** at a 1/2 inch iron rod found at the intersection of the north right-of-way line of Margie's Way (60' R.O.W.) and the west right-of-way line of Lovers Lane (R.O.W. Varies) monumenting an eastern corner of the above referenced 546.364 acre tract for an eastern corner of the herein described tract;

**THENCE**, along a southern line of said 546.364 acre tract, the north line of River Meadows, Phase 1 according to the plat thereof recorded in Cabinet 4, Slide 16-B, Plat Records of Bastrop County, Texas (P.R.B.C.TX.) and the north line of River Meadows, Phase 2 according to the plat thereof recorded in Cabinet 4, Slide 89-B, P.R.B.C.TX., and across said 546.364 acre tract, N77°48'10"W passing at a distance of 3012.19 feet a 1/2 inch iron rod found at the northeast corner of said River Meadows, Phase 2, and continuing on for a total distance of 3418.73 feet, for an inside corner of the herein described tract of land;

**THENCE**, continuing across said 546.364 acre tract, the following two (2) courses and distances:

- 1) S12°59'16"W a distance of 721.89 feet to a calculated point for a corner and;
- 2) N77°00'44"W a distance of 2890.84 feet to a calculated point on the top of low bank of the Colorado River, for a western corner of the herein described tract;

**THENCE**, along the common line of said 546.364 acre tract and said top of low bank of the Colorado River, the following sixteen (16) courses and distances:

- 1) N04°27'12"W a distance of 205.83 feet to a calculated point for a corner;
- 2) N23°56'49"E a distance of 405.92 feet to a calculated point for a corner;
- 3) N31°55'03"E a distance of 492.65 feet to a calculated point for a corner;
- 4) N42°19'52"E a distance of 761.71 feet to a calculated point for a corner;
- 5) N24°20'02"E a distance of 76.48 feet to a calculated point for a corner;
- 6) N76°42'21"E a distance of 215.54 feet to a calculated point for a corner;
- 7) S82°26'37"E a distance of 136.05 feet to a calculated point for a corner;
- 8) S71°34'16"E a distance of 245.56 feet to a calculated point for a corner;
- 9) S84°53'14"E a distance of 113.77 feet to a calculated point for a corner;
- 10) S82°27'35"E a distance of 66.95 feet to a calculated point for a corner;
- 11) S76°43'02"E a distance of 57.36 feet to a calculated point for a corner;
- 12) S57°42'57"E a distance of 45.23 feet to a calculated point for a corner;
- 13) S41°47'14"E a distance of 98.85 feet to a calculated point for a corner;
- 14) S86°03'31"E a distance of 334.43 feet to a calculated point for a corner;
- 15) S89°43'45"E a distance of 427.61 feet to a calculated point for a corner;
- 16) N85°04'35"E a distance of 461.81 feet to a calculated point for a corner;

**THENCE**, across said Colorado River, N04°39'34"W a distance of 535.42 feet to the southwest corner of The Final Plat of Pecan Park, Section 2 according to the plat thereof recorded in Cabinet 7, Slides 29-A - 30-A, P.R.B.C.TX.;

**THENCE**, along the north line of said Colorado River and the south line of said Pecan Park, Section 2, the following seven (7) courses and distances:


- 1) N84°06'49"E a distance of 554.84 feet;
- 2) N74°14'36"E a distance of 638.98 feet;
- 3) N70°04'04"E a distance of 506.08 feet;
- 4) N75°55'45"E a distance of 346.22 feet;
- 5) N79°50'42"E a distance of 670.03 feet;
- 6) N65°43'00"E a distance of 758.29 feet;
- 7) N75°40'31"E a distance of 481.30 feet;

**THENCE**, across said Colorado River, S29°43'36"E a distance of 281.95 feet to a calculated point at the northeast corner of said 546.364 acre tract, same being at the apparent northwest corner of a called 5.098 acre tract of land conveyed to James Mikulenka and Cindy Mikulenka by deed recorded in Volume 2336, Page 69, O.P.R.B.C.TX., for the northeast corner of the herein described tract of land;

**THENCE**, along the common line of said 5.098 acre tract and said 546.364 acre tract, S10°27'05"W, passing at a distance of 100.00 feet a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for reference, and continuing for a total distance of 465.77 feet to a 1/2 inch iron rod found on the northern right-of-way line of said Lovers Lane monumenting the southwest corner of said 5.098 acre tract, for an angle point of the herein described tract;

**THENCE**, along the common line of said 546.364 acre tract and the west right-of-way line of Lovers Lane, S10°55'05"W a distance of 3056.71 feet to the **POINT OF BEGINNING** and containing 348.1 acres of land.

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY: 

1/25/2022

Stephen R. Lawrence, R.P.L.S. No. 6352  
Carlson, Brigance & Doering, Inc.  
Firm ID #10024900  
12129 RR 620 N. Ste. 600  
Austin, Texas 78750  
(512) 280-5160 (512) 280-5165 (Fax)  
stephen@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

SKETCH TO ACCOMPANY FIELD NOTES

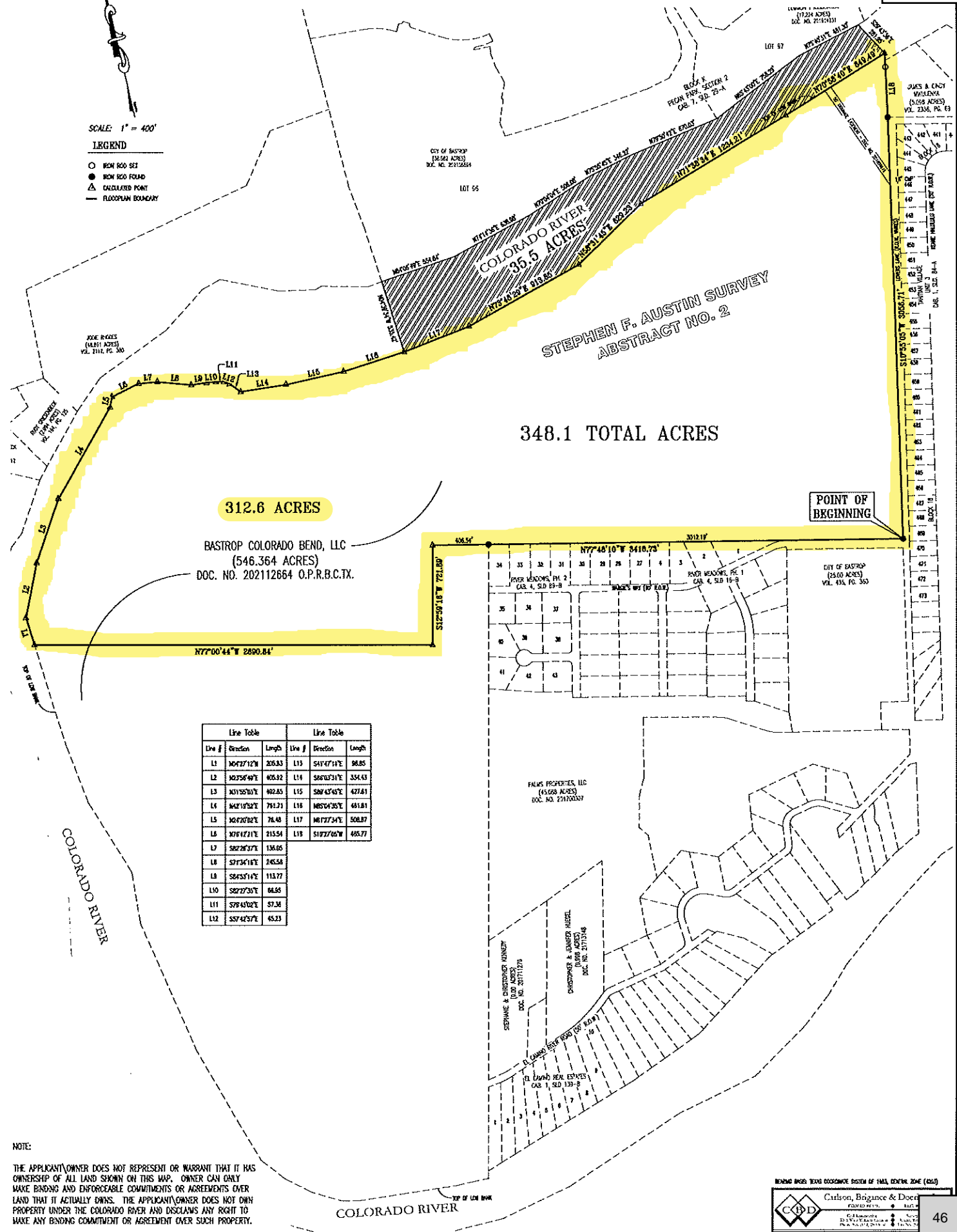
BASTROP COUNTY  
STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2

Item 8C.

SCALE: 1" = 400'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- △ CALCULATED POINT
- FLOODPLAIN BOUNDARY



312.6 ACRES

BASTROP COLORADO BEND, LLC  
(546.364 ACRES)  
DOC. NO. 202112664 O.P.R.B.C.TX.

348.1 TOTAL ACRES

POINT OF BEGINNING

Line #	Direction	Length	Line #	Direction	Length
L1	N0°27'12"W	235.53	L13	S41°47'11"E	98.85
L2	N03°56'49"E	405.92	L14	S86°03'31"E	354.43
L3	N01°50'01"E	492.65	L15	S89°43'45"E	427.61
L4	N02°13'52"E	781.21	L16	N85°04'35"E	481.81
L5	N04°23'02"E	76.48	L17	N01°27'34"E	508.87
L6	N09°12'11"E	215.54	L18	S10°27'02"W	465.77
L7	S82°28'37"E	136.05			
L8	S73°34'18"E	265.58			
L9	S8°53'14"E	113.77			
L10	S82°27'30"E	84.85			
L11	S79°45'02"E	57.36			
L12	S37°42'57"E	45.23			

NOTE:  
THE APPLICANT/OWNER DOES NOT REPRESENT OR WARRANT THAT IT HAS OWNERSHIP OF ALL LAND SHOWN ON THIS MAP. OWNER CAN ONLY MAKE BINDING AND ENFORCEABLE COMMITMENTS OR AGREEMENTS OVER LAND THAT IT ACTUALLY OWNS. THE APPLICANT/OWNER DOES NOT OWN PROPERTY UNDER THE COLORADO RIVER AND DISCLAIMS ANY RIGHT TO MAKE ANY BINDING COMMITMENT OR AGREEMENT OVER SUCH PROPERTY.

### FIELD NOTES

THAT PORTION OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, BEING A PART OF THAT 546.364 ACRE TRACT OF LAND CONVEYED TO BASTROP COLORADO BEND, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202112664, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.) AND A PORTION OF THE COLORADO RIVER; MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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**THENCE**, along a southern line of said 546.364 acre tract, the north line of River Meadows, Phase 1 according to the plat thereof recorded in Cabinet 4, Slide 16-B, Plat Records of Bastrop County, Texas (P.R.B.C.TX.) and the north line of River Meadows, Phase 2 according to the plat thereof recorded in Cabinet 4, Slide 89-B, P.R.B.C.TX., and across said 546.364 acre tract, N77°48'10"W passing at a distance of 3012.19 feet a 1/2 inch iron rod found at the northeast corner of said River Meadows, Phase 2, and continuing on for a total distance of 3418.73 feet, for an inside corner of the herein described tract of land;

**THENCE**, continuing across said 546.364 acre tract, the following two (2) courses and distances:

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**THENCE**, along the common line of said 546.364 acre tract and said top of low bank of the Colorado River, the following sixteen (16) courses and distances:

- 1) N04°27'12"W a distance of 205.83 feet to a calculated point for a corner;
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**THENCE**, across said Colorado River, S29°43'36"E a distance of 281.95 feet to a calculated point at the northeast corner of said 546.364 acre tract, same being at the apparent northwest corner of a called 5.098 acre tract of land conveyed to James Mikulenka and Cindy Mikulenka by deed recorded in Volume 2336, Page 69, O.P.R.B.C.TX., for the northeast corner of the herein described tract of land;

**THENCE**, along the common line of said 5.098 acre tract and said 546.364 acre tract, S10°27'05"W, passing at a distance of 100.00 feet a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for reference, and continuing for a total distance of 465.77 feet to a 1/2 inch iron rod found on the northern right-of-way line of said Lovers Lane monumenting the southwest corner of said 5.098 acre tract, for an angle point of the herein described tract;

**THENCE**, along the common line of said 546.364 acre tract and the west right-of-way line of Lovers Lane, S10°55'05"W a distance of 3056.71 feet to the **POINT OF BEGINNING** and containing 348.1 acres of land.

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY:  \_\_\_\_\_

1/25/2022

Stephen R. Lawrence, R.P.L.S. No. 6352  
**Carlson, Brigance & Doering, Inc.**  
Firm ID #10024900  
12129 RR 620 N. Ste. 600  
Austin, Texas 78750  
(512) 280-5160 (512) 280-5165 (Fax)  
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BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)



SKETCH TO ACCOMPANY FIELD NOTES

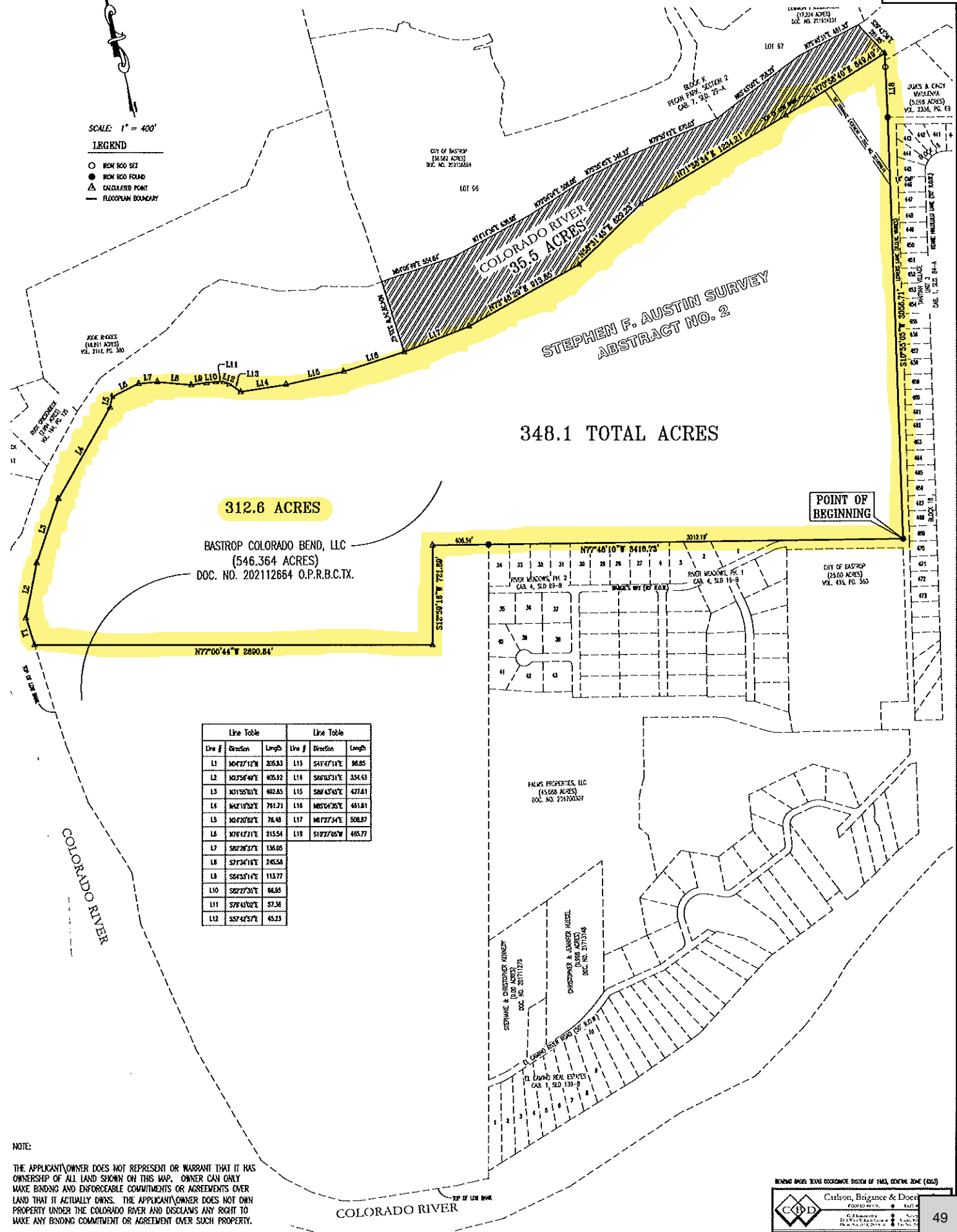
BASTROP COUNTY  
STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2

Item 8C.

SCALE: 1" = 400'

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- △ CALCULATED POINT
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L3	N01°50'01"E	492.65	L15	S89°43'46"E	427.61
L4	N02°19'52"E	781.21	L16	N85°04'36"E	481.81
L5	N04°28'02"E	76.48	L17	N01°27'34"E	508.87
L6	N09°12'11"E	215.54	L18	S10°27'06"W	465.77
L7	S82°28'37"E	136.05			
L8	S73°34'18"E	265.58			
L9	S8°53'14"E	113.77			
L10	S82°27'30"E	84.86			
L11	S79°45'02"E	57.36			
L12	S37°42'57"E	45.23			

NOTE:  
THE APPLICANT/OWNER DOES NOT REPRESENT OR WARRANT THAT IT HAS OWNERSHIP OF ALL LAND SHOWN ON THIS MAP. OWNER CAN ONLY MAKE BINDING AND ENFORCEABLE COMMITMENTS OR AGREEMENTS OVER LAND THAT IT ACTUALLY OWNS. THE APPLICANT/OWNER DOES NOT OWN PROPERTY UNDER THE COLORADO RIVER AND DISCLAIMS ANY RIGHT TO MAKE ANY BINDING COMMITMENT OR AGREEMENT OVER SUCH PROPERTY.



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve the second reading of Ordinance No. 2024-13 of the City Council of the City of Bastrop, Texas, approving the zoning change for 6.218 +/- acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969 within the City of Bastrop, Texas, P3 Residential to P5 Core, as shown in Attachment 2; providing for findings of fact; providing for repealer; providing for severability; providing for enforcement; providing for proper notice and meeting; and establishing an effective date.

**STAFF REPRESENTATIVE:**

Submitted by: Kennedy Higgins – Senior Planner, Development Services

**BACKGROUND:**

The applicant has applied for a Zoning Concept Scheme for Valverde North. The proposal is to change the current zoning from P3 to P5 in order to appropriately incorporate multi-family.

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

The P&Z Commission reviewed the Zoning Concept Scheme at their April 25, 2024, regular meeting, and recommended approval of the rezoning request to P5 Core base zoning, by a vote of 6-0.

**STAFF RECOMMENDATION:**

Consider action to approve the second reading.

**ATTACHMENTS:**

- Attachment 1: Ordinance No. 2024-13

**ORDINANCE 2024-13**

**ZONING CONCEPT SCHEME CHANGE  
VALVERDE NORTH**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE ZONING CHANGE FOR 6.218 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS, MORE COMMONLY KNOWN AS VALVERDE NORTH, FROM P3 NEIGHBORHOOD TO P5 CORE; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Bastrop, Texas (City) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, on or about November 03, 2023, Megan Reynolds (BGE) submitted a request for zoning modifications for a property located west of FM 969, within the City limits of Bastrop, Texas described as being 6.218 +/- acres of land out of the Nancy Blakey survey, Abstract number 98, more commonly known as Valverde North ("Property"); and

**WHEREAS**, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property; and

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

**WHEREAS**, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on April 25, 2024 and a recommendation was made to approve the zoning change; and

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

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

**WHEREAS**, after consideration of public input received at the hearing, the information provided by the Applicants, and all other information presented, City Council finds that it is necessary and proper to enact this Ordinance.

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

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

**Section 2:** The Property, 6.218 +/- acres of land out of the Nancy Blakey survey, Abstract number 98, more commonly known as Valverde North, more particularly shown and described in Exhibit A which is attached and incorporated herein, is hereby rezoned from P3 Neighborhood to P5 Core. The City Manager is hereby authorized to promptly note the zoning change on the official Zoning Map of the City of Bastrop, Texas.

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

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

**Section 5:** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

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

*[Signatures on following page]*

**READ & ACKNOWLEDGED** on First Reading on this the 14th day of May 2024.

**READ & ADOPTED** on Second Reading on this the 28 day of May 2024.

**APPROVED:**

\_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

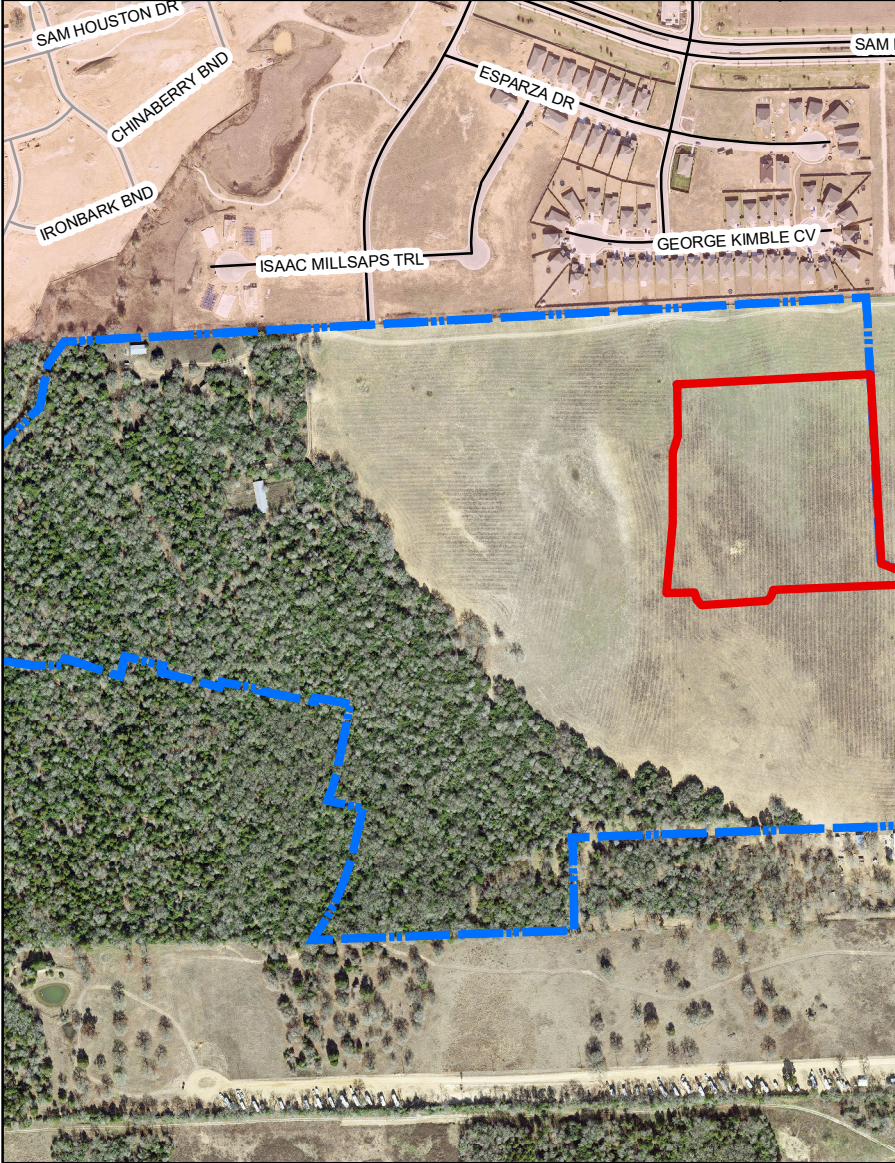
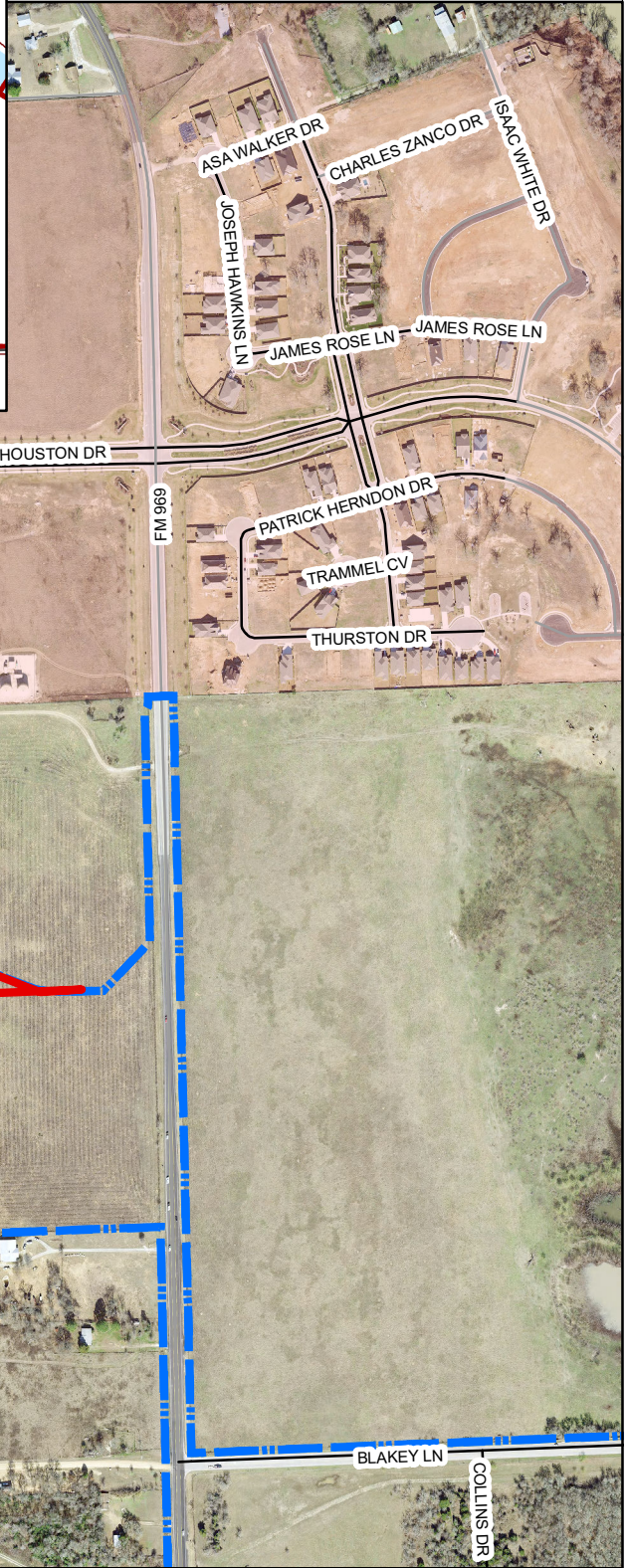
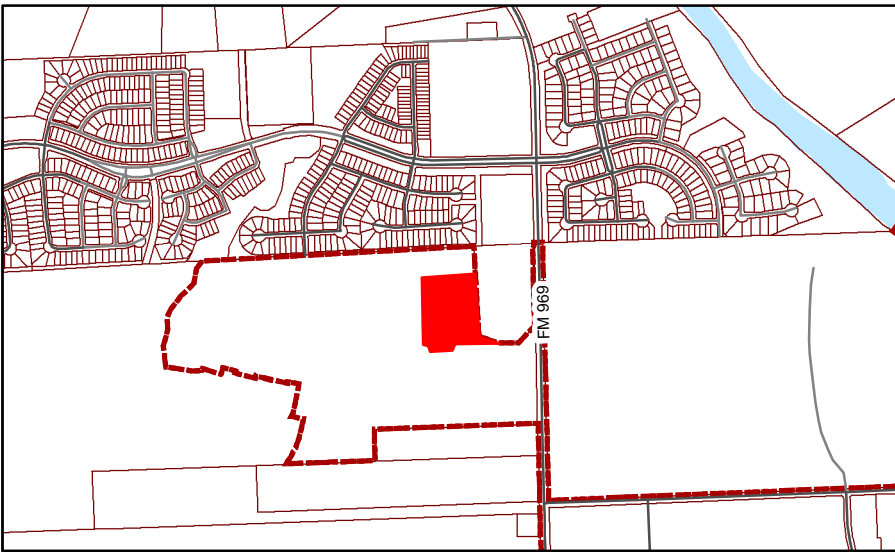
\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney

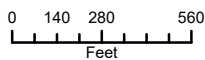
**ATTACHMENT A**

**Property Description**



**Valverde  
 Location Map**

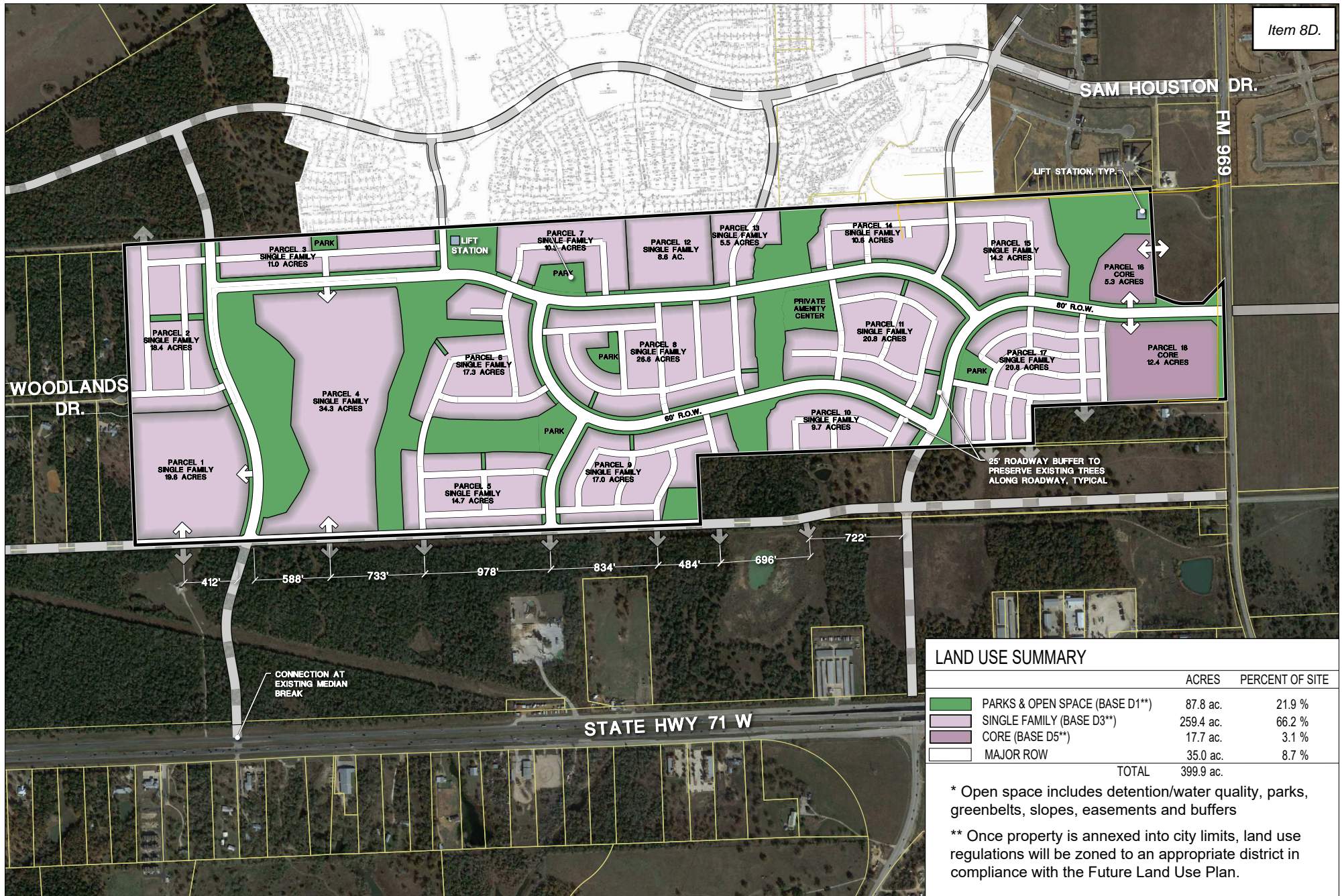
Date: 4/3/2024



1 inch = 600 feet



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



LAND USE SUMMARY		
	ACRES	PERCENT OF SITE
<span style="color: green;">■</span> PARKS & OPEN SPACE (BASE D1**)	87.8 ac.	21.9 %
<span style="color: purple;">■</span> SINGLE FAMILY (BASE D3**)	259.4 ac.	66.2 %
<span style="color: pink;">■</span> CORE (BASE D5**)	17.7 ac.	3.1 %
<span style="color: grey;">■</span> MAJOR ROW	35.0 ac.	8.7 %
<b>TOTAL</b>	<b>399.9 ac.</b>	

\* Open space includes detention/water quality, parks, greenbelts, slopes, easements and buffers

\*\* Once property is annexed into city limits, land use regulations will be zoned to an appropriate district in compliance with the Future Land Use Plan.

NOTE: ROADWAY ALIGNMENTS ARE CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FUTURE PLATTING AND CONSTRUCTION DOCUMENTS





# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Hold public hearing and consider action to approve the first reading of Ordinance No. 2024-11 of the City Council of the City of Bastrop, Texas, approving the zoning change for 31.4559 +/- acres out of the A11 Bastrop Town Tract, Bastrop County, Texas, more commonly known as Bastrop Gateway from P2 rural and P5 core to planned development district with P5 core base zoning, as shown in Attachment 2; providing for findings of fact; providing for repealer; providing for severability; providing for enforcement; providing for proper notice and meeting; and establishing an effective date; and move to include on the June 11, 2024, consent agenda.

**STAFF REPRESENTATIVE:**

Submitted by: Kennedy Higgins – Senior Planner, Development Services

**BACKGROUND:**

The applicant has applied for a Zoning Concept Scheme for Bastrop Gateway. The proposal is to place a Planned Development District (PDD) with a P5 Core base zoning to incorporate multi-family housing, which coincides with Transitional Residential as defined by our Future Land Use plan, as well as commercial uses such as retail to serve the development and surrounding areas.

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

The P&Z Commission reviewed the Zoning Concept Scheme at their March 28, 2024, regular meeting, and recommended denial of the rezoning request, for a Planned Development District (PDD) with a P5 Core base zoning, by a vote of 6-2.

**STAFF RECOMMENDATION:**

Hold public hearing and consider action to approve the first reading and move to include on the June 11, 2024, Regular Agenda for second reading.

**ATTACHMENTS:**

- Attachment 1: Memo Staff Report for Bastrop Gateway Zoning Concept Scheme - PDD
- Attachment 2: Ordinance No. 2024-11
- Attachment 3: Purpose and Intent – Original
- Attachment 4: Purpose and Intent – Revision 1
- Attachment 5: Purpose and Intent – Revision 2



To: Sylvia Carrillo, City Manager  
From: Kennedy Higgins, Senior Planner- Planning & Development  
Date: May 9, 2024  
Subject: Bastrop Gateway PDD

=====

**ITEM DETAILS:**

Site Address/Property ID: The corner of Pitt Street and Highway 71. 39300, 47503, 47504, 39301, 36825, 47478, 47803, 36809, 47488, 47491 (as attached in Exhibit A of the PDD)

Total Acreage: 31.4559 +/-

Acreage Rezoned: 31.4559 +/-

Legal Description: 31.4559 +/- acres out of the A11 Bastrop Town Tract (see Exhibit A)

Property Owner: Charuvila Mathew/Austin Bastrop LLC and Venkat Mallya/Avichi Pitt Street LLC

Agent Contact: Liz Horvath/Place Designers

Existing Use: Vacant/Undeveloped

Existing Zoning: P2 Rural and P5 Core

Proposed Zoning: Planned Development District, P5 Core Base Zoning

Character District: Lost Pines

Future Land Use: Transitional Residential

**BACKGROUND:**

The applicant has applied for a Zoning Concept Scheme for Bastrop Gateway (Attachment 2). The proposal is to place a Planned Development District (PDD) with a P5 Core base zoning to incorporate multi-family housing, which coincides with Transitional Residential as defined by our Future Land Use plan, as well as commercial uses such as retail to serve the development and surrounding areas.

Planning and Zoning heard the application on March 28, 2024, and was unanimously approved.

It was then heard at the City Council meeting on April 9, 2024. Due to overwhelming public response, the item was remanded back to staff to work out any potential compromise to fit the concerns of the public.

A resident in the affected area claimed to not have received notice as is required by statute. The City Manager determined the best and most transparent course of action was to remand the item back to Planning and Zoning and begin the process once again.

Discussions have continued with the development and ownership team to include concerns raised by the affected residents. Summarized below are the key points the development and ownership team have agreed to:

- Buffer: A 50-foot tree buffer to the single family residential.

- Uses: Move commercial uses along Highway 71 and along Pitt street and move residential uses adjacent to residential.
- Impervious Cover: Reduce to 80% as required by the P5 zone.

The purpose of the PDD on this project is to vary from the B3 code street frontage, etc as the project will not have a 330 block designation, and only the major arterials in the project will be considered public streets; all others will be private streets. Additionally, the height consideration is a request in the PDD.

**LAND USE:**

The existing land use is classified as P2 – Rural and P5 – Core. However, the future land use map calls for “transitional residential” as defined below.

Place Type 5 – Core is defined in the code as:

“Higher density mixture of Building Types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of Streets, with wide sidewalks, steady Street Tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the Public Frontage and allow for visible activity along the Street edge.

The Future Land Use Plan shows this area as Transitional Residential:

“The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities.”

The Bastrop development code (B3) does not classify normal zoning designations aligned with specific uses in each category; instead it seeks to be more “aspirational” with “Place Types” meaning a variety of uses can cross place type designations.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Drainage will be handled by each section individually
Transportation	Y	Future connection to Chestnut
Parks and Open Space	Y	Civic space will be dedicated based on the Master Plan

Drainage

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

Utilities

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

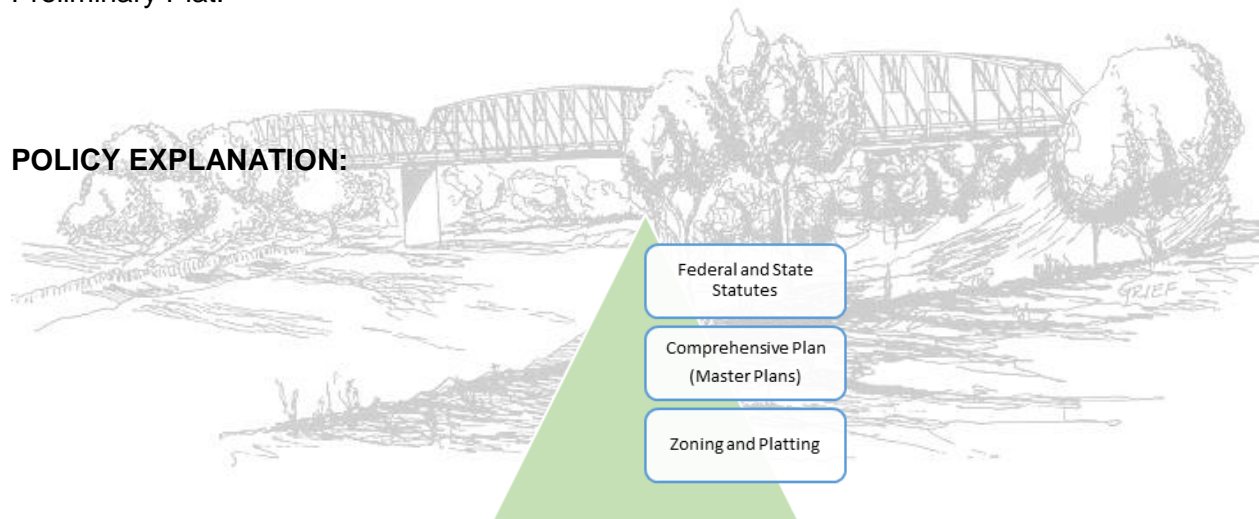
Electric service provided by Bluebonnet Electric.

Gas will be provided by Center Point Energy.

Traffic Impact and Streets

This zoning concept plan was designed in order to maximize pedestrian and vehicular circulation within the development. There will be public streets that connect the property to Pitt Street and the remainder of the development that allow for future connections to Chestnut Street, as well as connections to the West for future trail connections as shown in Exhibit B of the PDD. The streets will have a width of 55.5. A traffic impact analysis will be completed prior to approval of the Preliminary Plat.

**POLICY EXPLANATION:**



Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

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

*The public meeting was noticed in the newspaper on 04/24/2024, Zoning Change signs were visibly placed in the front of the property on 04/22/2024 and notice was sent to property owners within 600 feet of the property boundary on 04/25/2024. Notice of the meeting was posted at least 72 hours in advance.*

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

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

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

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

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

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

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

Compliance with 2036 Comprehensive Plan:

The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Like, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

*Representative land uses that are appropriate in Transitional Residential include multifamily apartments which are proposed within Bastrop Gateway. Also proposed are commercial uses that are intended to serve the neighborhood including retail.*

**RECOMMENDATION:**

City staff has considered the feedback received during the previous meetings with P&Z, City Council, and the community regarding the proposed plan and recommends denial as submitted.

Concerns were raised on various aspects such as height, impervious cover, and preservation of trees. After careful consideration of all the input received, the staff recommends review of the alternate proposed plan that the development team and ownership team have come to terms with

that includes the buffer and impervious cover calculations. Further discussion on any additional restrictions related to height may be discussed on the dais.

**ATTACHMENTS:**

- Attachment 1: Location Map
- Attachment 2: Bastrop Gateway PDD
- Attachment 3: PDD Exhibits (with original concept plan)
- Attachment 4: Revised PDD proposed (revised concept plans)



**ORDINANCE 2024-11**

**ZONING CONCEPT SCHEME CHANGE  
BASTROP GATEWAY**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE ZONING CHANGE FOR 31.4559 +/- ACRES OUT OF THE A11 BASTROP TOWN TRACT, BASTROP COUNTY, TEXAS, MORE COMMONLY KNOWN AS BASTROP GATEWAY FROM P2 RURAL AND P5 CORE TO PLANNED DEVELOPMENT DISTRICT WITH P5 CORE BASE ZONING; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Bastrop, Texas (City) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, on or about November 11, 2023, Liz Horvath submitted a request for zoning modifications for certain properties located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas described as being 31.4559 +/- acres of land out of the A11 Bastrop Town Tract more commonly known as Bastrop Gateway ("Property"); and

**WHEREAS**, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property; and

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

**WHEREAS**, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on March 28, 2024; and

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

**WHEREAS**, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for good government, peace, or order of the City and are necessary or proper for

carrying out a power granted by law to the City; and

**WHEREAS**, after consideration of public input received at the hearing, the information provided by the Applicants, and all other information presented, City Council finds that it is necessary and proper to enact this Ordinance.

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

- Section 1:** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
- Section 2:** The Property, 31.4559 +/- acres tract of land out of the A11 Bastrop Town Tract more commonly known as Bastrop Gateway, more particularly shown and described in Attachment A which is attached and incorporated herein, is hereby rezoned from P2 Rural and P5 Core to Planned Development District with a base district of P5 Core. The City Manager is hereby authorized to promptly note the zoning change on the official Zoning Map of the City of Bastrop, Texas.
- Section 3:** All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.
- Section 4:** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.
- Section 5:** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.
- Section 6:** This Ordinance shall be effective immediately upon passage and publication.

*[Signatures on following page]*



**READ & ACKNOWLEDGED** on First Reading on this the 28th day of May 2024.

**READ & ADOPTED** on Second Reading on this the 11th day of June 2024.

**APPROVED:**

\_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

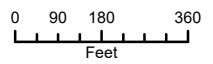
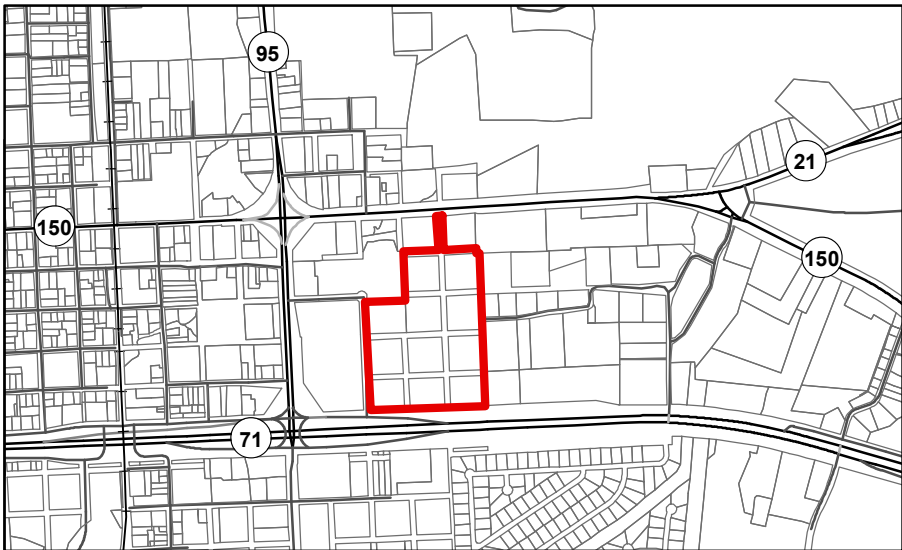
\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney

**ATTACHMENT A**

**Property Description**



1 inch = 400 feet

Date: 3/19/2024

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



## **BASTROP GATEWAY PLANNED DEVELOPMENT DISTRICT (PDD)**

### **Purpose & Intent**

The goal of the Bastrop Gateway PDD and Project is to promote a range of development within an overall street network, public space, and sustainable infrastructure framework that will become a model vibrant, walkable, and ecological neighborhood for the City of Bastrop, Texas. The vision for this new overlay 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 environment for residents and visitors alike. Bastrop Gateway will join major regional transportation pathways and be fully connected to historic sites like Main Street to the west and Lost Pines Park to the east. Pedestrian trails throughout the development will assure interaction with nature and protection of heritage trees within an exciting mixed-use / new town atmosphere.

Bastrop Gateway is designed as a destination for residential, commercial, and retail activity near major connecting highways just east of the Colorado River, less than ½ mile from City Hall and the Central Business District. This PDD is located on the eastern side of Bastrop with access from State Hwy 71, State Hwy 21 and 95. This 30-acre area sits high above the City Center with vistas east, west and south overlooking the Colorado River basin and luscious fertile agricultural land downstream.

The City of Bastrop enjoys significant visibility and adjacency to both Austin and Houston. As population growth continues to encroach on Bastrop from both of these major metropolitan areas, the Bastrop Gateway PDD provides a mix of commercial and retail activity within a concentrated setting of multifamily apartments, condominiums, and entertainment venues. The "Gateway" to Bastrop will be visible for miles in all directions and become a landmark for residents, visitors, businesspeople, transient guests, performers, and sophisticated, creative thinkers. Bastrop Gateway will be a "new town" cluster of interdependent businesses within an established and growing historic City.

The purpose of the Bastrop Gateway PDD (hereafter referred to as Gateway) is to guide the future development of the property, located near the northeast corner of SH 71 and SH 95 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.

- A. The Gateway is intended to be a diverse multi-generational, mixed-use, residential neighborhood that includes retail streets, a neighborhood office complex, senior facilities, hotel, a community center, childcare, urgent care, and multi-family and townhouse residential units with a neighborhood trail in a park-like setting.
- B. The objective of the Gateway 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.
- C. The Gateway land use strategy focuses on several key neighborhood spaces within convenient walking distance for all residents. The result will be a neighborhood in which residents can easily engage in a wide range of services, businesses, public spaces and supporting amenities without requiring the use of cars.

**PLANNED DEVELOPMENT DISTRICT (PDD)**  
**FOR**  
**BASTROP GATEWAY**

**1 PROPERTY**

**1.1** This PDD applies to approximately 31.4559 acres of land located within the full purpose jurisdiction of the City of Bastrop, Texas, as shown on **Exhibit "A"**, which land consists of ten (10) lots and public right-of-way combined being 31.4559 acres out of the s5310 - Building Block Abstract 11, Bastrop County, Texas, which are collectively herein defined as the "Property", and which are legally described as follows:

AVICHI PITT STREET LLC

- BUILDING BLOCK 126 E W ST, ACRES 2.1599
- BUILDING BLOCK 127 E W ST, ACRES 2.5466
- BUILDING BLOCK 138 E W ST, ACRES 2.5400

AUSTIN BASTROP LLC

- BUILDING BLOCK 136 E W ST, ACRES 2.433
- BUILDING BLOCK 137 E W ST, ACRES 2.557
- BUILDING BLOCK 139 E W ST, ACRES 2.178
- BUILDING BLOCK 162 E W ST, ACRES 2.133
- BUILDING BLOCK 163 E W ST, ACRES 2.503
- BUILDING BLOCK 164 E W ST, ACRES 2.528
- BUILDING BLOCK 165 E W ST, ACRES 2.400

CITY OF BASTROP

- RIGHT-OF-WAY, ACRES 7.4774

**2 APPLICABILITY OF CITY ORDINANCES**

**2.1** This PDD shall be applicable to zoning as it applies to all portions of the Property. All design, development, and use criteria not specifically covered by this PDD shall be subject to the applicable provisions of the B3 Code. All design, development and use of the Property shall conform to the PDD described herein and, unless superseded, amended, or controverted by the terms of this PDD, to a CORE (P5) and RURAL (P2) place types, which are the zoning designations most similar to and compatible with the design, development and use proposed for the Property.

**3 Tree Preservation Plan**

**3.1** All tree mitigation and preservation requirements within the B3 Code shall be addressed prior to any disturbance of any soil on the site.

**4 DEVELOPMENT BASE DISTRICTS**

**4.1** Improvements to the Property shall be designed and developed in two base districts as shown on **Exhibit "B"**, being **P5 Base District and P2 Base District**.

- 4.2 P5 Base District consists of approx. 19.1553 AC and is generally comprised of PDD Zoning Change Overlay Parcels A, B, C, D, H, & I
- 4.3 P2 Base District consists of approx. 8.32 AC and is generally comprised of PDD Zoning Change Overlay Parcels E, F, & G
- 4.4 Improvements on the Property shall be designed and developed in accordance with the B3 PLACE TYPE P5 & P2 ZONING DISTRICT as listed below and with the following modifications.

B3 CODE SECTION	DESCRIPTION	DEVELOPMENT ISSUE	PROPOSED BASE DISTRICTS		REASONING
			P5	P2	
3.1.005	PLACE TYPE ZONING DISTRICTS TAB	P2: RURAL P5: CORE	NO CHANGE	TOWNHOMES & MULTIFAMILY ALLOWED	TO ALLOW FOR A VARIETY OF RESIDENTIAL USES
6.3.005 (d) (5)	ALLEYS & DRIVEWAY LOCATIONS DRIVEWAY WITH A MAXIMUM WIDTH OF 24' FOR TWO-WAY	STANDARD TWO-WAY DRIVES WITH 90 DEGREE PARKING IS 26'	26' MAX. WIDTH FOR TWO-WAY		ALLOWS TWO-WAY DRIVEWAYS WITH PARKING AS WELL AS MINIMUM REQUIREMENT FOR FIRE ACCESS.
6.5.003.A	LOT COVERAGE P5 - 80% MAX. P2- 40% MAX.	TO CREATE A MULTI-FAMILY DEVELOPMENT REQUIRES MORE COVERAGE FOR BUILDINGS, PARKING, AND MULTI-USE PATHWAYS	NO CHANGE	70% MAX.	LOT COVERAGE MUST INCREASE ON BASE P2 DISTRICT FOR MULTI-FAMILY USE.
	BUILDING FRONTAGE AT BUILD-TO-LINE 80% MIN.	TO CREATE A NEIGHBORHOOD DEVELOPMENT REQUIRES LARGER VARIABLE OF BUILDING CONFIGURATIONS THAT CANNOT MEET THE MINIMUM.	20% MIN.		BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE FRONTAGE REQUIREMENT CANNOT BE ACHIEVED.
	BUILD-TO-LINE 2'-15'	TO CREATE A NEIGHBORHOOD DEVELOPMENT REQUIRES LARGER VARIABLE OF BUILD-TO-LINE	2'-NO MAX		BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE SETBACK CANNOT BE ACHIEVED.
6.5.003 (B)	PRINCIPAL BUILDING STORY P5 - 5 STORY P2- 2 STORY	TO CREATE A NEIGHBORHOOD DEVELOPMENT REQUIRES TALLER BUILDINGS IN THE RURAL P2 BASE DISTRICT	NO CHANGE IN HEIGHT	3 STORIES MAX.	3 STORIES REQUIRED TO ALLOW FOR SITE PARKING AND VERTICAL CONSTRUCTION.
6.5.003 (D)	NO FIRST LAYER PARKING NOT PERMITTED	BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.	PERMITTED		BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.
	SECOND LAYER PARKING NOT PERMITTED		PERMITTED		
	THIRD LAYER PARKING PERMITTED		PERMITTED		
7.4.002 (a)	BLOCK LENGTH 330 ft max	BLOCK LENGTH MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX		DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK LENGTHS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.
	BLOCK PERIMETER 1,320 ft. MAX.	BLOCK PERIMETER MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX		DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK PERIMETERS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.

- 4.5** A proposed depiction of the project which remains subject to modification as permitted under this PDD and the Code is depicted in **Exhibit "B"**, attached hereto and 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 sub-districts.
- 4.6** The final site plan(s) shall be subject to City approval. This PDD allows for multiple site plans or subdivisions within the Property in order to allow for phased development. City approval shall be based upon each individual site plan, provided that, taken together, all site plans provide for an integrated mixed-use development on the Property, and conforms to any subdivision requirements not listed in this document (i.e. Texas Local Government Code, B3 Code etc.). The Approval of site plan is not contingent upon approval of other site plans, it is contingent upon a final plat and access to publicly dedicated street/ public improvements.
- 4.7** The Property shall have an assignment of at least 10% of its land dedicated to Civic/Open Space, since Civic/Open space is not proportional among the phases of development, a reservation will be executed prior to development specifying what land will be dedicated to Civic/Open space to ensure such space will be provided. Developer shall seek City consent for the location of the dedication land and the City shall have the right to accept the land for Civic/Open Space.

## **5 PEDESTRIAN & VEHICULAR CIRCULATION**

- 5.5** The improvements within this PDD will be designed to maximize pedestrian and vehicular circulation within the Property.
- 5.6** This PDD will include pedestrian and vehicular circulation plans designed to provide access to all areas within the Property and will incorporate homogenous design features for all Buildings and other improvements and appurtenances within the Property. Off-site pedestrian connectivity from the PDD site to the rodeo grounds will be allowed for in the final site plans.
- 5.7** After final approval of this PDD, the general alignment of proposed internal pedestrian and vehicular circulation may be modified from the proposed depiction shown in **Exhibit "B"** to accommodate Building locations on the approved site plan(s) and for the protection of trees and fire safety requirements. It is the intent of this PDD that vehicular streets internal to the Property and depicted as such in **Exhibit "B"** be considered as public streets. Vehicle circulation shall generally conform to that which is shown in **Exhibit "B"**. Any major (or substantive) modification/deviation from the design in **Exhibit "B"** shall only be made with written City consent.
- 5.8** A completed and approved Traffic Impact Analysis (TIA) shall be required prior to approval of the preliminary plat.

## **6 PDD MODIFICATIONS**

- 6.5** This PDD represents the allowable uses and design standards for the Property. Any substantive amendment to the PDD plans and Exhibits, as determined by the city manager, shall be considered a zoning change, which shall require Council approval. Non-substantial modifications may be approved by the city manager. Non-substantial modifications may include:
- Area/Boundary – less than 10% (increases or decreases)
  - Road configuration – street locations may not move more that 100' in any direction

- Road Cross Sections – modifications through the design process (The road cross section should meet all City street standards. In accordance with adopted street cross sections and approved by City.)
- Detention areas – location, configuration, shape
- Public Space Configuration – as allowed by the PDD
- Lot Coverage – within the guidelines and up to the maximum allowed in this PDD.
- Building Height - within the guidelines and up to the maximum allowed in this PDD.

6.6 Upon approval of this document and prior to Site Development Permit Submittal, Architectural Guidelines will be developed and promulgated to control the continuity of the entire Planned Development District.

## 7 LIST OF EXHIBITS

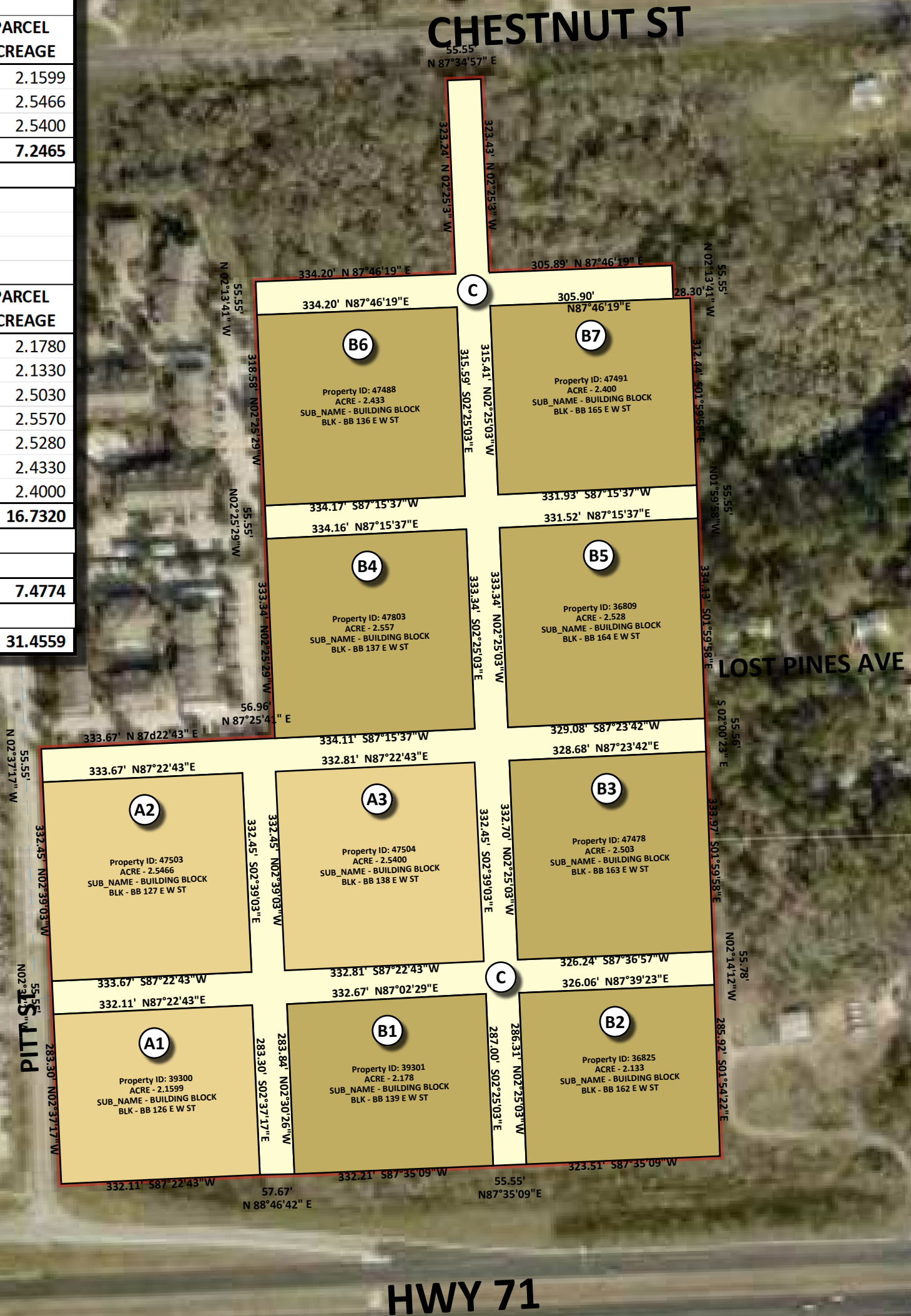
7.5 The following exhibits are attached hereto and incorporated herein by reference:

- A. PDD OWNERSHIP & R.O.W. EXHIBIT
- B. PDD ZONING CHANGE OVERLAY



# EXHIBIT "A"

PARCEL OWNERSHIP EXHIBIT			
PLANNED DEVELOPMENT DISTRICT (PDD)			
<b>APPLICANT: PLACE designers inc</b>			
Steven Biegel, AIA, Architect 211 S Brown St, Ste.300 Round Rock, TX 78664			
<b>OWNER: Avichi Pitt Street LLC</b>			
Venkat Mallya 1400 Milagro Dr Austin, TX 78733			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
A1	39300	126	2.1599
A2	47503	127	2.5466
A3	47504	138	2.5400
		<b>TOTAL</b>	<b>7.2465</b>
<b>OWNER: Austin Bastrop LLC</b>			
Charuvila Mathew 2011 Westside Ct Sugar Land, TX 77478			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
B1	39301	139	2.1780
B2	36825	162	2.1330
B3	47478	163	2.5030
B4	47803	137	2.5570
B5	36809	164	2.5280
B6	47488	164	2.4330
B7	47491	165	2.4000
		<b>TOTAL</b>	<b>16.7320</b>
<b>CITY OF BASTROP R.O.W.</b>			
C	<b>CALCULATED TOTAL</b>		<b>7.4774</b>
	<b>TOTAL PDD DISTRICT</b>		<b>31.4559</b>



## BASTROP GATEWAY BASTROP, TEXAS

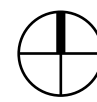
All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and same is submitted subject to errors, omissions, land 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.



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



NORTH

## PDD OWNERSHIP & R.O.W. EXHIBIT

SCALE: 1" = 200'

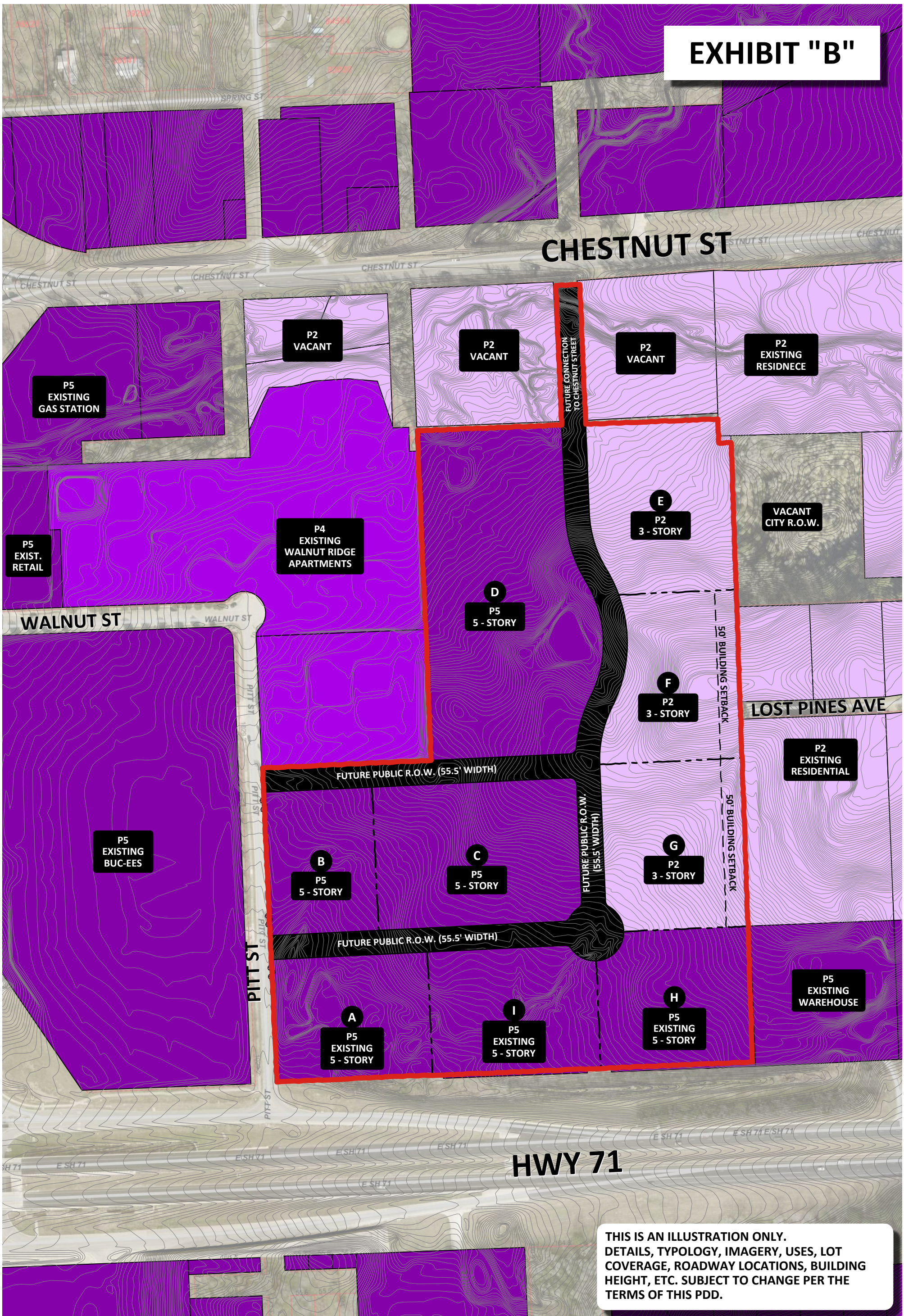


0 100' 200' 400'

31.46 TOTAL ACRES

MAY 13, 2024

# EXHIBIT "B"



THIS IS AN ILLUSTRATION ONLY. DETAILS, TYPOLOGY, IMAGERY, USES, LOT COVERAGE, ROADWAY LOCATIONS, BUILDING HEIGHT, ETC. SUBJECT TO CHANGE PER THE TERMS OF THIS PDD.

## BASTROP GATEWAY BASTROP, TEXAS

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.



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## PDD ZONING CHANGE OVERLAY

MAY 13, 2024



NORTH

SCALE: 1" = 200'



31.46 TOTAL ACRES

**BASTROP GATEWAY PLANNED DEVELOPMENT DISTRICT (PDD)**

## Purpose &amp; Intent

The goal of the Bastrop Gateway PDD and Project is to promote a range of development within an overall street network, public space, and sustainable infrastructure framework that will become a model vibrant, walkable, and ecological neighborhood for the City of Bastrop, Texas. The vision for this new overlay 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 environment for residents and visitors alike. Bastrop Gateway will join major regional transportation pathways and be fully connected to historic sites like Main Street to the west and Lost Pines Park to the east. Pedestrian trails throughout the development will assure interaction with nature and protection of heritage trees within an exciting mixed-use / new town atmosphere.

Bastrop Gateway is designed as a destination for residential, commercial and retail activity near major connecting highways just east of the Colorado River, less than ½ mile from City Hall and the Central Business District. This PDD is located on the eastern side of Bastrop with access from State Hwy 71, State Hwy 21 and 95. This 30-acre area sits high above the City Center with vistas east, west and south overlooking the Colorado River basin and luscious fertile agricultural land downstream.

The City of Bastrop enjoys significant visibility and adjacency to both Austin and Houston. As population growth continues to encroach on Bastrop from both of these major metropolitan areas, the Bastrop Gateway PDD provides a mix of commercial and retail activity within a concentrated setting of multifamily apartments, condominiums, and entertainment venues. The "Gateway" to Bastrop will be visible for miles in all directions and become a landmark for residents, visitors, businesspeople, transient guests, performers and sophisticated, creative thinkers. Bastrop Gateway will be a "new town" cluster of interdependent businesses within an established and growing historic City.

The purpose of the Bastrop Gateway PDD (hereafter referred to as Gateway) is to guide the future development of the property, located near the northeast corner of SH 71 and SH 95 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.

- A. The Gateway is intended to be a diverse multi-generational, mixed-use, residential neighborhood that includes retail streets, a neighborhood office complex, senior facilities, hotel, a community center, child care, urgent care, and multi-family and townhouse residential units with a neighborhood trail in a park-like setting.
- B. The objective of the Gateway 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.
- C. The Gateway land use strategy focuses on several key neighborhood spaces within convenient walking distance for all residents. The result will be a neighborhood in which residents can easily engage in a wide range of services, businesses, public spaces and supporting amenities without requiring the use of cars.

**PLANNED DEVELOPMENT DISTRICT (PDD)**  
**FOR**  
**BASTROP GATEWAY**

**1 PROPERTY**

**1.1** This PDD applies to approximately 31.4559 acres of land located within the full purpose jurisdiction of the City of Bastrop, Texas, as shown on **Exhibit "A"**, which land consists of ten (10) lots and public right-of-way combined being 31.4559 acres out of the s5310 - Building Block Abstract 11, Bastrop County, Texas, which are collectively herein defined as the "Property", and which are legally described as follows:

AVICHI PITT STREET LLC

- BUILDING BLOCK 126 E W ST, ACRES 2.1599
- BUILDING BLOCK 127 E W ST, ACRES 2.5466
- BUILDING BLOCK 138 E W ST, ACRES 2.5400

AUSTIN BASTROP LLC

- BUILDING BLOCK 136 E W ST, ACRES 2.433
- BUILDING BLOCK 137 E W ST, ACRES 2.557
- BUILDING BLOCK 139 E W ST, ACRES 2.178
- BUILDING BLOCK 162 E W ST, ACRES 2.133
- BUILDING BLOCK 163 E W ST, ACRES 2.503
- BUILDING BLOCK 164 E W ST, ACRES 2.528
- BUILDING BLOCK 165 E W ST, ACRES 2.400

CITY OF BASTROP

- RIGHT-OF-WAY, ACRES 7.4774

**2 APPLICABILITY OF CITY ORDINANCES**

**2.1** This PDD shall be applicable to zoning as it applies to all portions of the Property. All design, development, and use criteria not specifically covered by this PDD shall be subject to the applicable provisions of the B3 Code. All design, development and use of the Property shall conform to the PDD described herein and, unless superseded, amended or controverted by the terms of this PDD, to a CORE (P5) place type, which is the zoning designations most similar to and compatible with the design, development and use proposed for the Property.

**3 Tree Preservation Plan**

**3.1** All tree mitigation and preservation requirements within the B3 Code shall be addressed prior to any disturbance of any soil on the site. The goal of this PDD is to identify, preserve, and protect heritage trees where feasible.

**4 DEVELOPMENT SUB-DISTRICTS**

**4.1** Improvements on the Property shall be designed and developed in three sub-districts as shown on **Exhibit "C"**, being **Sub-District 1, Sub-District 2, and Sub-District 3**.

- 4.2 Sub-District 1 consists of approx. 9.2792 AC and is generally comprised of Master Plan Parcels A, B, H, & I
- 4.3 Sub-District 2 consists of approx. 8.8212 AC and is generally comprised of Master Plan Parcels C, F, & G
- 4.4 Sub-District 3 consists of approx. 9.0894 AC and is generally comprised of Master Plan Parcels D & E
- 4.5 Sub-District Uses defined as shown on the Master Plan **Exhibit "B"**

SUB-DISTRICT	PRIMARY USE	SECONDARY USE
1	Commercial	Office / Multi-Family
2	Hotel / Multi-family	Commercial / Office
3	Multi-Family	Commercial / Office

- 4.6 Improvements on the Property shall be designed and developed in accordance with the B3 PLACE TYPE P5 ZONING DISTRICT as listed below and with the following modifications:

B3 CODE SECTION	DESCRIPTION	DEVELOPMENT ISSUE	PROPOSED ALTERNATIVE - SUB-DISTRICTS			REASONING
			1	2	3	
6.3.005 (d) (5)	ALLEYS & DRIVEWAY LOCATIONS DRIVEWAY WITH A MAXIMUM WIDTH OF 24' FOR TWO-WAY	STANDARD TWO-WAY DRIVES WITH 90 DEGREE PARKING IS 26'	26' MAX. WIDTH FOR TWO-WAY			ALLOWS TWO-WAY DRIVEWAYS WITH PARKING AS WELL AS MINIMUM REQUIREMENT FOR FIRE ACCESS.
6.5.003.A	LOT COVERAGE 80% MAX.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES MORE COVERAGE FOR BUILDINGS, PARKING, AND MULTI-USE PATHWAYS	90% MAX.	90% MAX.	80% MAX.	LOT COVERAGE MUST INCREASE ON THE MORE DENSELY PLANNED AREAS.
	BUILDING FRONTAGE AT BUILD-TO-LINE 80% MIN.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES LARGER VARIABLE OF BUILDING CONFIGURATIONS THAT CANNOT MEET THE MINIMUM	20% MIN.			BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE FRONTAGE REQUIREMENT CANNOT BE ACHIEVED.

	BUILD-TO-LINE 2'-15'	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES LARGER VARIABLE OF BUILD-TO-LINE	2'-NO MAX			BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE SETBACK CANNOT BE ACHIEVED.
6.5.003 (B)	PRINCIPAL BUILDING 5 STORY MAX.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES TALLER BUILDINGS IN THE RETAIL AND CENTRAL CORE AREAS	8 STORIES MAX.	9 STORIES MAX. WITH EXCEPTION OF ONE BUILDING ALLOWED 12 STORIES MAX.	8 STORIES MAX.	IN ORDER TO CREATE AN URBAN MIXED USE DEVELOPMENT, FLEXIBILITY ON HEIGHT OF BUILDINGS IS REQUIRED.
6.5.003 (D)	NO FIRST LAYER PARKING NOT PERMITTED	BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.	PERMITTED			BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.
	SECOND LAYER PARKING NOT PERMITTED		PERMITTED			
	THIRD LAYER PARKING PERMITTED		PERMITTED			
7.4.002 (a)	BLOCK LENGTH 330 ft max	BLOCK LENGTH MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX			DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK LENGTHS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.
	BLOCK PERIMETER 1,320 ft. MAX.	BLOCK PERIMETER MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX			DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK PERIMETERS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.

**4.7** A proposed rendering of the project which remains subject to modification as permitted under this PDD and the Code is depicted in **Exhibit "B"**, attached hereto and 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 sub-districts.

**4.8** The final site plan(s) shall be subject to City approval. This PDD allows for multiple site plans or subdivisions within the Property in order to allow for phased development. City approval shall be based upon each individual site plan, provided that, taken together, all site plans provide for

an integrated mixed use development on the Property, and conforms to any subdivision requirements not listed in this document including, but non limited to, local, state, and federal laws (i.e. Texas Local Government Code, B3 Code etc.). The Approval of site plan is not contingent upon approval of other site plans, it is contingent upon a final plat and access to publicly dedicated street/ public improvements.

- 4.9** The Property shall have an assignment of at least 10% of its land dedicated to Civic/Open Space. Since Civic/Open space is not proportional among the phases of development, a reservation will be executed prior to development specifying what land will be dedicated to Civic/Open space to ensure such space will be provided. Developer shall seek City consent for the location of the dedicated land and the City shall have the right to accept the land for Civic/Open Space.

## **5 PEDESTRIAN & VEHICULAR CIRCULATION**

- 5.1** The improvements within this PDD will be designed to maximize pedestrian and vehicular circulation within the Property.
- 5.2** This PDD will include pedestrian and vehicular circulation plans designed to provide access to all areas within the Property and will incorporate homogenous design features for all Buildings and other improvements and appurtenances within the Property. Off-site pedestrian connectivity from the PDD site to the rodeo grounds will be allowed for in the final site plans.
- 5.3** After final approval of this PDD, the general alignment of proposed internal pedestrian and vehicular circulation may be modified from the proposed rendering shown in **Exhibit "B"** to accommodate Building locations on the approved site plan(s) and for the protection of trees and fire safety requirements. A schematic presentation of suggested internal pedestrian and vehicular circulation is depicted in **Exhibit "B"**, attached hereto and incorporated herein by reference. It is the intent of this PDD that vehicular streets internal to the Property and depicted as such in **Exhibit "C"** be considered as public streets. Pedestrian and vehicle circulation shall generally conform to that which is shown in Exhibit B. Any major (or substantive) modification/deviation from the design in Exhibit B shall only be made with written City consent.
- 5.4** A completed and approved Traffic Impact Analysis (TIA) shall be required prior to approval of the preliminary plat.

## **6 PDD MODIFICATIONS**

- 6.1** This PDD represents the allowable uses and design standards for the Property. Any substantial amendment to the PDD Plans and Exhibits, as determined by the city manager, shall be considered a PDD amendment, which shall require Council approval. Non-substantial modifications may be approved administratively by the city manager. Non-substantial modifications may include:
- Area/boundary – less than 10% (increases or decreases)
  - Road Configuration – Street locations may not move more than 100' in any direction
  - Road Cross Sections – modifications through the design process (The road cross-section should meet all City street standards. In accordance with adopted street cross sections and approved by City.)
  - Detention areas – location, configuration, shape
  - Public Space Configuration – as allowed by the PDD
  - Lot Coverage – within the guidelines and up to the maximum allowed in this PDD

- Building Height – within the guidelines and up to the maximum allowed in this PDD
- Use mix – Uses allowed by sub-district in this PDD (section 4.5) and the P5 zoning as long as the primary use is 51% or more of the parcel. Conference center / events center can occur in multiple sub-districts as long as it ties into the hotel location.

**6.2** Upon approval of this document and prior to or in conjunction with Site Development Permit Submittal, Architectural Guidelines will be developed and promulgated to control the continuity of the entire Planned Development District.

**7 LIST OF EXHIBITS**

**7.1** The following exhibits are attached hereto and incorporated herein by reference:

- A. PDD OWNERSHIP & R.O.W. EXHIBIT
- B. PDD MASTER PLAN
- C. PDD DISTRICT MAP
- D. PDD PHASING PLAN

Original

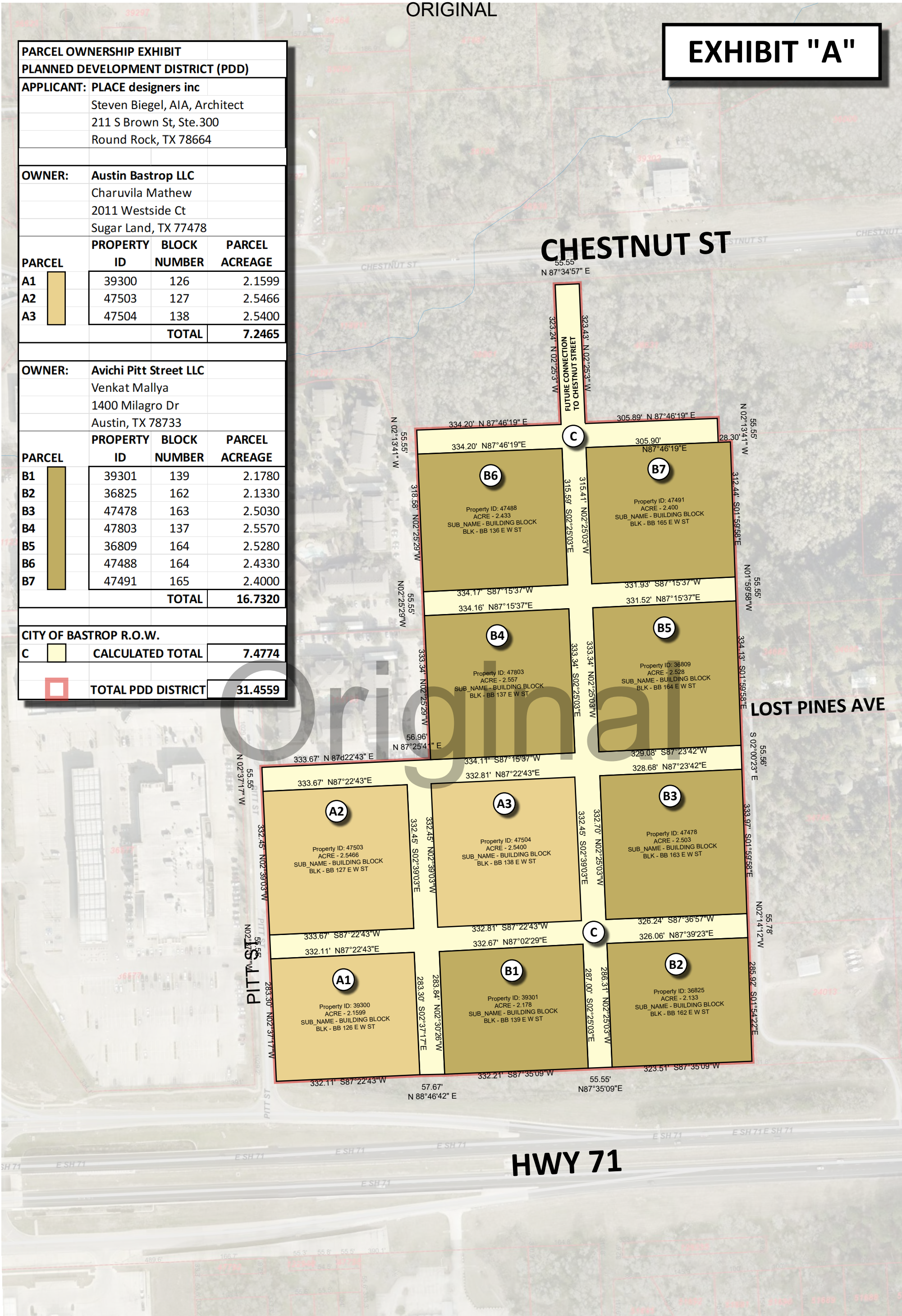


ORIGINAL

**EXHIBIT "A"**

PARCEL OWNERSHIP EXHIBIT			
PLANNED DEVELOPMENT DISTRICT (PDD)			
<b>APPLICANT: PLACE designers inc</b>			
Steven Biegel, AIA, Architect 211 S Brown St, Ste.300 Round Rock, TX 78664			
<b>OWNER: Austin Bastrop LLC</b>			
Charuvila Mathew 2011 Westside Ct Sugar Land, TX 77478			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
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		<b>TOTAL</b>	<b>7.2465</b>
<b>OWNER: Avichi Pitt Street LLC</b>			
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B6	47488	164	2.4330
B7	47491	165	2.4000
		<b>TOTAL</b>	<b>16.7320</b>
CITY OF BASTROP R.O.W.			
C	<b>CALCULATED TOTAL</b>		<b>7.4774</b>
	<b>TOTAL PDD DISTRICT</b>		<b>31.4559</b>

Original



**BASTROP GATEWAY**  
BASTROP, TEXAS

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.



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

MARCH 19, 2024

**PDD OWNERSHIP & R.O.W. EXHIBIT**

SCALE: 1" = 200'



NORTH



31.46 TOTAL ACRES

EXHIBIT "B"

BASTROP GATEWAY													2/15/2024		
YIELD ANALYSIS															
PLANNED DEVELOPMENT DISTRICT (PDD)															
ID	PARCEL	ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	FLOOR S.F.	GARAGE LEVELS	GARAGE S.F.	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.3530	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680							54	54	177.8
B	1.9115	RETAIL	2	21,500	43,000	34,400							111	111	387.4
C	3.5902	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000		2	230,000	575		575	1.5
D	6.3289	MULTI-FAMILY	3	56,850	170,550	136,440	144						173	173	1.2
E	2.7605	TOWNHOMES	3	29,017	87,051	69,641	28					56		56	2.0
F	2.332	HOTEL	10	24,750	247,500	198,000	239	45900		2	91,800	230	114	344	1.4
G	2.899	MULTI-FAMILY	6	54,000	324,000	259,200	312	84100		2	168,200	421	20	441	1.4
H	2.4803	THEATER	1	16,000	16,000	12,800							161	161	99.4
I	2.5344	RETAIL	1	21,630	21,630	17,304							85	85	254.5
4.2717 RIGHT OF WAY															
<b>TOTAL</b>				<b>31.4615</b>	<b>PLANNED DEVELOPMENT DISTRICT</b>										

NOTE:  
MULTI-FAMILY, MIXED USE, COMMERCIAL, RETAIL, ENTERTAINMENT AND SUCH OTHER USES AS ARE PERMITTED IN THE BASE P-5 ZONE.



THIS IS AN ILLUSTRATION ONLY. DETAILS, TYPOLOGY, IMAGERY, USES, LOT COVERAGE, ROADWAY LOCATIONS, BUILDING HEIGHT, ETC. SUBJECT TO CHANGE PER THE TERMS OF THIS PDD.

**BASTROP GATEWAY**  
BASTROP, TEXAS



PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664  
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MARCH 19, 2024

**PDD MASTER PLAN**

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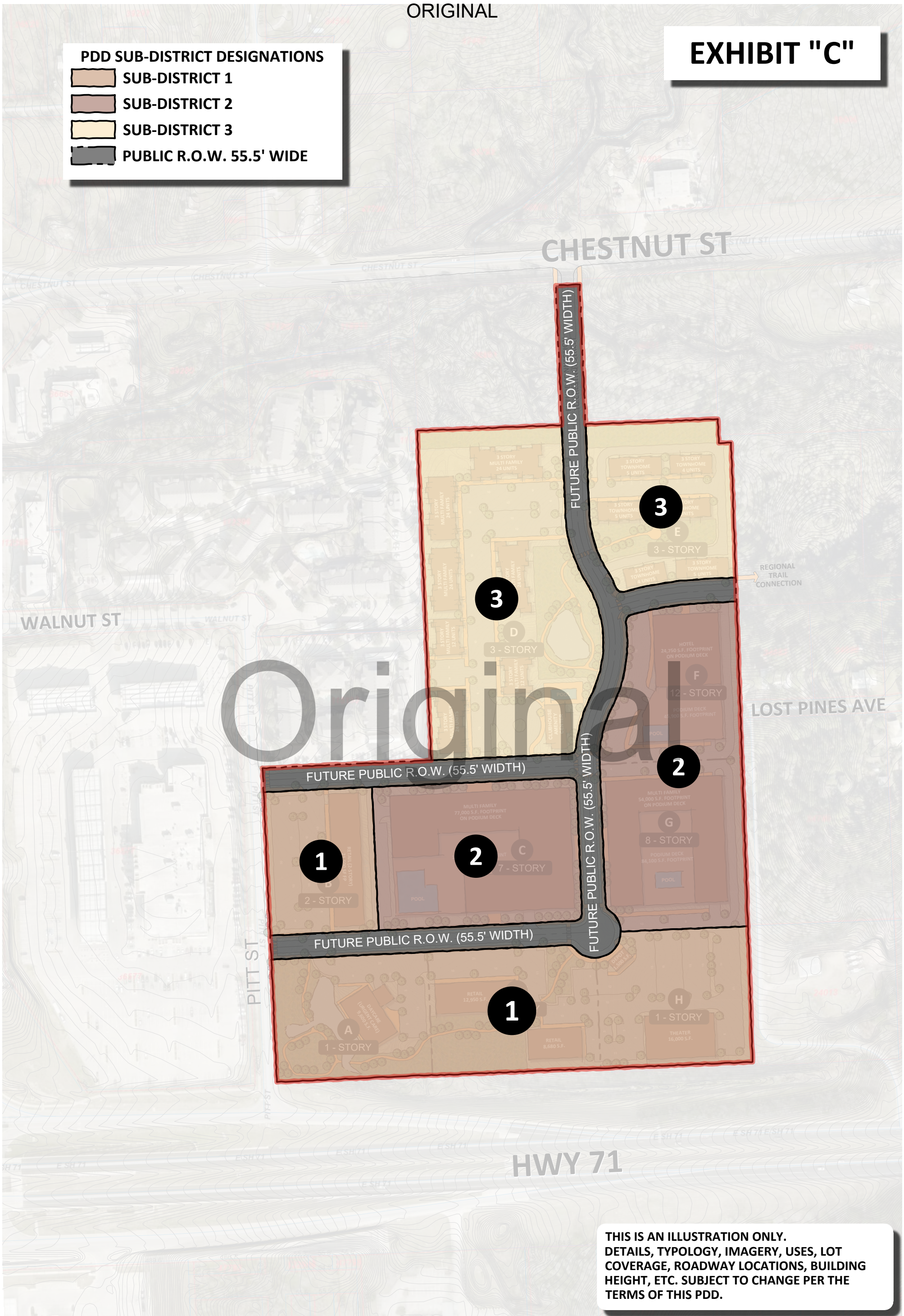
SCALE: 1" = 200'



31.46 TOTAL ACRES

PDD SUB-DISTRICT DESIGNATIONS

- SUB-DISTRICT 1
- SUB-DISTRICT 2
- SUB-DISTRICT 3
- PUBLIC R.O.W. 55.5' WIDE



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BASTROP, TEXAS

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MARCH 19, 2024

**PDD SUB-DISTRICT MAP**



SCALE: 1" = 200'



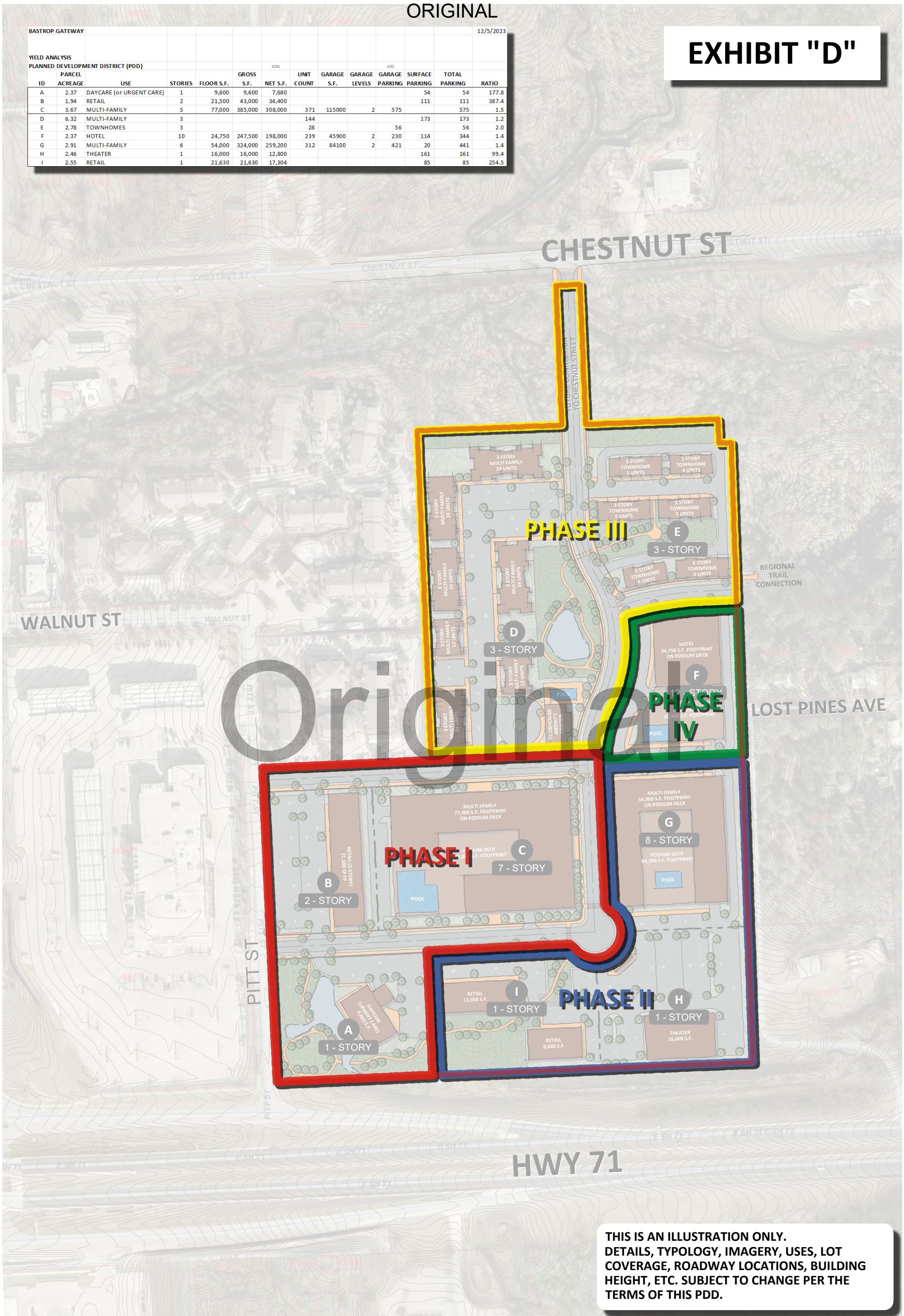
31.46 TOTAL ACRES

BASTROP GATEWAY 12/5/2023

**YIELD ANALYSIS**  
PLANNED DEVELOPMENT DISTRICT (PDD)

ID	PARCEL ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	GARAGE S.F.	GARAGE LEVELS	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.37	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680					54	54	177.8
B	1.94	RETAIL	2	21,500	43,000	34,400					111	111	387.4
C	3.67	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000	2	575		575	1.5
D	6.32	MULTI-FAMILY	3				144				173	173	1.2
E	2.78	TOWNHOMES	3				28			56		56	2.0
F	2.37	HOTEL	10	24,750	247,500	198,000	239	45900	2	230	114	344	1.4
G	2.91	MULTI-FAMILY	6	54,000	324,000	259,200	312	84100	2	421	20	441	1.4
H	2.46	THEATER	1	16,000	16,000	12,800					161	161	99.4
I	2.55	RETAIL	1	21,630	21,630	17,304					85	85	254.5

**EXHIBIT "D"**



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**BASTROP GATEWAY**  
BASTROP, TEXAS

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MARCH 19, 2024  
**PDD MASTER PLAN PHASING**



SCALE: 1" = 200'



31.46 TOTAL ACRES

**BASTROP GATEWAY PLANNED DEVELOPMENT DISTRICT (PDD)****Purpose & Intent**

The goal of the Bastrop Gateway PDD and Project is to promote a range of development within an overall street network, public space, and sustainable infrastructure framework that will become a model vibrant, walkable, and ecological neighborhood for the City of Bastrop, Texas. The vision for this new overlay 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 environment for residents and visitors alike. Bastrop Gateway will join major regional transportation pathways and be fully connected to historic sites like Main Street to the west and Lost Pines Park to the east. Pedestrian trails throughout the development will assure interaction with nature and protection of heritage trees within an exciting mixed-use / new town atmosphere.

Bastrop Gateway is designed as a destination for residential, commercial and retail activity near major connecting highways just east of the Colorado River, less than ½ mile from City Hall and the Central Business District. This PDD is located on the eastern side of Bastrop with access from State Hwy 71, State Hwy 21 and 95. This 30-acre area sits high above the City Center with vistas east, west and south overlooking the Colorado River basin and luscious fertile agricultural land downstream.

The City of Bastrop enjoys significant visibility and adjacency to both Austin and Houston. As population growth continues to encroach on Bastrop from both of these major metropolitan areas, the Bastrop Gateway PDD provides a mix of commercial and retail activity within a concentrated setting of multifamily apartments, condominiums, and entertainment venues. The "Gateway" to Bastrop will be visible for miles in all directions and become a landmark for residents, visitors, businesspeople, transient guests, performers and sophisticated, creative thinkers. Bastrop Gateway will be a "new town" cluster of interdependent businesses within an established and growing historic City.

The purpose of the Bastrop Gateway PDD (hereafter referred to as Gateway) is to guide the future development of the property, located near the northeast corner of SH 71 and SH 95 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.

- A. The Gateway is intended to be a diverse multi-generational, mixed-use, residential neighborhood that includes retail streets, a neighborhood office complex, senior facilities, hotel, a community center, child care, urgent care, and multi-family and townhouse residential units with a neighborhood trail in a park-like setting.
- B. The objective of the Gateway 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.
- C. The Gateway land use strategy focuses on several key neighborhood spaces within convenient walking distance for all residents. The result will be a neighborhood in which residents can easily engage in a wide range of services, businesses, public spaces and supporting amenities without requiring the use of cars.

**PLANNED DEVELOPMENT DISTRICT (PDD)  
FOR  
BASTROP GATEWAY**

**1 PROPERTY**

**1.1** This PDD applies to approximately 31.4559 acres of land located within the full purpose jurisdiction of the City of Bastrop, Texas, as shown on **Exhibit “A”**, which land consists of ten (10) lots and public right-of-way combined being 31.4559 acres out of the s5310 - Building Block Abstract 11, Bastrop County, Texas, which are collectively herein defined as the “Property”, and which are legally described as follows:

AVICHI PITT STREET LLC

- BUILDING BLOCK 126 E W ST, ACRES 2.1599
- BUILDING BLOCK 127 E W ST, ACRES 2.5466
- BUILDING BLOCK 138 E W ST, ACRES 2.5400

AUSTIN BASTROP LLC

- BUILDING BLOCK 136 E W ST, ACRES 2.433
- BUILDING BLOCK 137 E W ST, ACRES 2.557
- BUILDING BLOCK 139 E W ST, ACRES 2.178
- BUILDING BLOCK 162 E W ST, ACRES 2.133
- BUILDING BLOCK 163 E W ST, ACRES 2.503
- BUILDING BLOCK 164 E W ST, ACRES 2.528
- BUILDING BLOCK 165 E W ST, ACRES 2.400

CITY OF BASTROP

- RIGHT-OF-WAY, ACRES 7.4774

**2 APPLICABILITY OF CITY ORDINANCES**

**2.1** This PDD shall be applicable to zoning as it applies to all portions of the Property. All design, development, and use criteria not specifically covered by this PDD shall be subject to the applicable provisions of the B3 Code. All design, development and use of the Property shall conform to the PDD described herein and, unless superseded, amended or controverted by the terms of this PDD, to a CORE (P5) place type, which is the zoning designations most similar to and compatible with the design, development and use proposed for the Property.

**3 Tree Preservation Plan**

**3.1** All tree mitigation and preservation requirements within the B3 Code shall be addressed prior to any disturbance of any soil on the site. The goal of this PDD is to identify, preserve, and protect heritage trees where feasible.

**4 DEVELOPMENT SUB-DISTRICTS**

**4.1** Improvements on the Property shall be designed and developed in three sub-districts as shown on **Exhibit “C”**, being **Sub-District 1, Sub-District 2, and Sub-District 3**.

- 4.2 Sub-District 1 consists of approx. 9.2792 AC and is generally comprised of Master Plan Parcels A, B, H, & I
- 4.3 Sub-District 2 consists of approx. 8.8212 AC and is generally comprised of Master Plan Parcels C, F, & G
- 4.4 Sub-District 3 consists of approx. 9.0894 AC and is generally comprised of Master Plan Parcels D & E
- 4.5 Sub-District Uses defined as shown on the Master Plan **Exhibit “B”**

SUB-DISTRICT	PRIMARY USE	SECONDARY USE
1	Commercial	Office / Multi-Family
2	Hotel / Multi-family	Commercial / Office
3	Multi-Family	Commercial / Office

- 4.6 Improvements on the Property shall be designed and developed in accordance with the B3 PLACE TYPE P5 ZONING DISTRICT as listed below and with the following modifications:

B3 CODE SECTION	DESCRIPTION	DEVELOPMENT ISSUE	PROPOSED ALTERNATIVE - SUB-DISTRICTS			REASONING
			1	2	3	
6.3.005 (d) (5)	ALLEYS & DRIVEWAY LOCATIONS DRIVEWAY WITH A MAXIMUM WIDTH OF 24' FOR TWO-WAY	STANDARD TWO-WAY DRIVES WITH 90 DEGREE PARKING IS 26'	26' MAX. WIDTH FOR TWO-WAY			ALLOWS TWO-WAY DRIVEWAYS WITH PARKING AS WELL AS MINIMUM REQUIREMENT FOR FIRE ACCESS.
6.5.003.A	LOT COVERAGE 80% MAX.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES MORE COVERAGE FOR BUILDINGS, PARKING, AND MULTI-USE PATHWAYS	90% MAX.	90% MAX.	80% MAX.	LOT COVERAGE MUST INCREASE ON THE MORE DENSELY PLANNED AREAS.
	BUILDING FRONTAGE AT BUILD-TO-LINE 80% MIN.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES LARGER VARIABLE OF BUILDING CONFIGURATIONS THAT CANNOT MEET THE MINIMUM	20% MIN.			BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE FRONTAGE REQUIREMENT CANNOT BE ACHIEVED.

	BUILD-TO-LINE 2'-15'	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES LARGER VARIABLE OF BUILD-TO-LINE	2'-NO MAX			BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE SETBACK CANNOT BE ACHIEVED.
6.5.003 (B)	PRINCIPAL BUILDING 5 STORY MAX.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES TALLER BUILDINGS IN THE RETAIL AND CENTRAL CORE AREAS	8 STORIES MAX.	9 STORIES MAX. WITH EXCEPTION OF ONE BUILDING ALLOWED 12 STORIES MAX.	8 STORIES MAX.	IN ORDER TO CREATE AN URBAN MIXED USE DEVELOPMENT, FLEXIBILITY ON HEIGHT OF BUILDINGS IS REQUIRED.
6.5.003 (D)	NO FIRST LAYER PARKING NOT PERMITTED	BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.	PERMITTED			BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.
	SECOND LAYER PARKING NOT PERMITTED		PERMITTED			
	THIRD LAYER PARKING PERMITTED		PERMITTED			
7.4.002 (a)	BLOCK LENGTH 330 ft max	BLOCK LENGTH MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX			DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK LENGTHS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.
	BLOCK PERIMETER 1,320 ft. MAX.	BLOCK PERIMETER MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX			DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK PERIMETERS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.

**4.7** A proposed rendering of the project which remains subject to modification as permitted under this PDD and the Code is depicted in **Exhibit "B"**, attached hereto and 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 sub-districts.

**4.8** The final site plan(s) shall be subject to City approval. This PDD allows for multiple site plans or subdivisions within the Property in order to allow for phased development. City approval shall be based upon each individual site plan, provided that, taken together, all site plans provide for



an integrated mixed use development on the Property, and conforms to any subdivision requirements not listed in this document including, but non limited to, local, state, and federal laws (i.e. Texas Local Government Code, B3 Code etc.). The Approval of site plan is not contingent upon approval of other site plans, it is contingent upon a final plat and access to publicly dedicated street/ public improvements.

- 4.9** The Property shall have an assignment of at least 10% of its land dedicated to Civic/Open Space. Since Civic/Open space is not proportional among the phases of development, a reservation will be executed prior to development specifying what land will be dedicated to Civic/Open space to ensure such space will be provided. Developer shall seek City consent for the location of the dedicated land and the City shall have the right to accept the land for Civic/Open Space.

## **5 PEDESTRIAN & VEHICULAR CIRCULATION**

- 5.1** The improvements within this PDD will be designed to maximize pedestrian and vehicular circulation within the Property.
- 5.2** This PDD will include pedestrian and vehicular circulation plans designed to provide access to all areas within the Property and will incorporate homogenous design features for all Buildings and other improvements and appurtenances within the Property. Off-site pedestrian connectivity from the PDD site to the rodeo grounds will be allowed for in the final site plans.
- 5.3** After final approval of this PDD, the general alignment of proposed internal pedestrian and vehicular circulation may be modified from the proposed rendering shown in **Exhibit "B"** to accommodate Building locations on the approved site plan(s) and for the protection of trees and fire safety requirements. A schematic presentation of suggested internal pedestrian and vehicular circulation is depicted in **Exhibit "B"**, attached hereto and incorporated herein by reference. It is the intent of this PDD that vehicular streets internal to the Property and depicted as such in **Exhibit "C"** be considered as public streets. Pedestrian and vehicle circulation shall generally conform to that which is shown in Exhibit B. Any major (or substantive) modification/deviation from the design in Exhibit B shall only be made with written City consent.
- 5.4** A completed and approved Traffic Impact Analysis (TIA) shall be required prior to approval of the preliminary plat.

## **6 PDD MODIFICATIONS**

- 6.1** This PDD represents the allowable uses and design standards for the Property. Any substantial amendment to the PDD Plans and Exhibits, as determined by the city manager, shall be considered a PDD amendment, which shall require Council approval. Non-substantial modifications may be approved administratively by the city manager. Non-substantial modifications may include:
- Area/boundary – less than 10% (increases or decreases)
  - Road Configuration – Street locations may not move more than 100' in any direction
  - Road Cross Sections – modifications through the design process (The road cross-section should meet all City street standards. In accordance with adopted street cross sections and approved by City.)
  - Detention areas – location, configuration, shape
  - Public Space Configuration – as allowed by the PDD
  - Lot Coverage – within the guidelines and up to the maximum allowed in this PDD

- Building Height – within the guidelines and up to the maximum allowed in this PDD
- Use mix – Uses allowed by sub-district in this PDD (section 4.5) and the P5 zoning as long as the primary use is 51% or more of the parcel. Conference center / events center can occur in multiple sub-districts as long as it ties into the hotel location.

**6.2** Upon approval of this document and prior to or in conjunction with Site Development Permit Submittal, Architectural Guidelines will be developed and promulgated to control the continuity of the entire Planned Development District.

**7 LIST OF EXHIBITS**

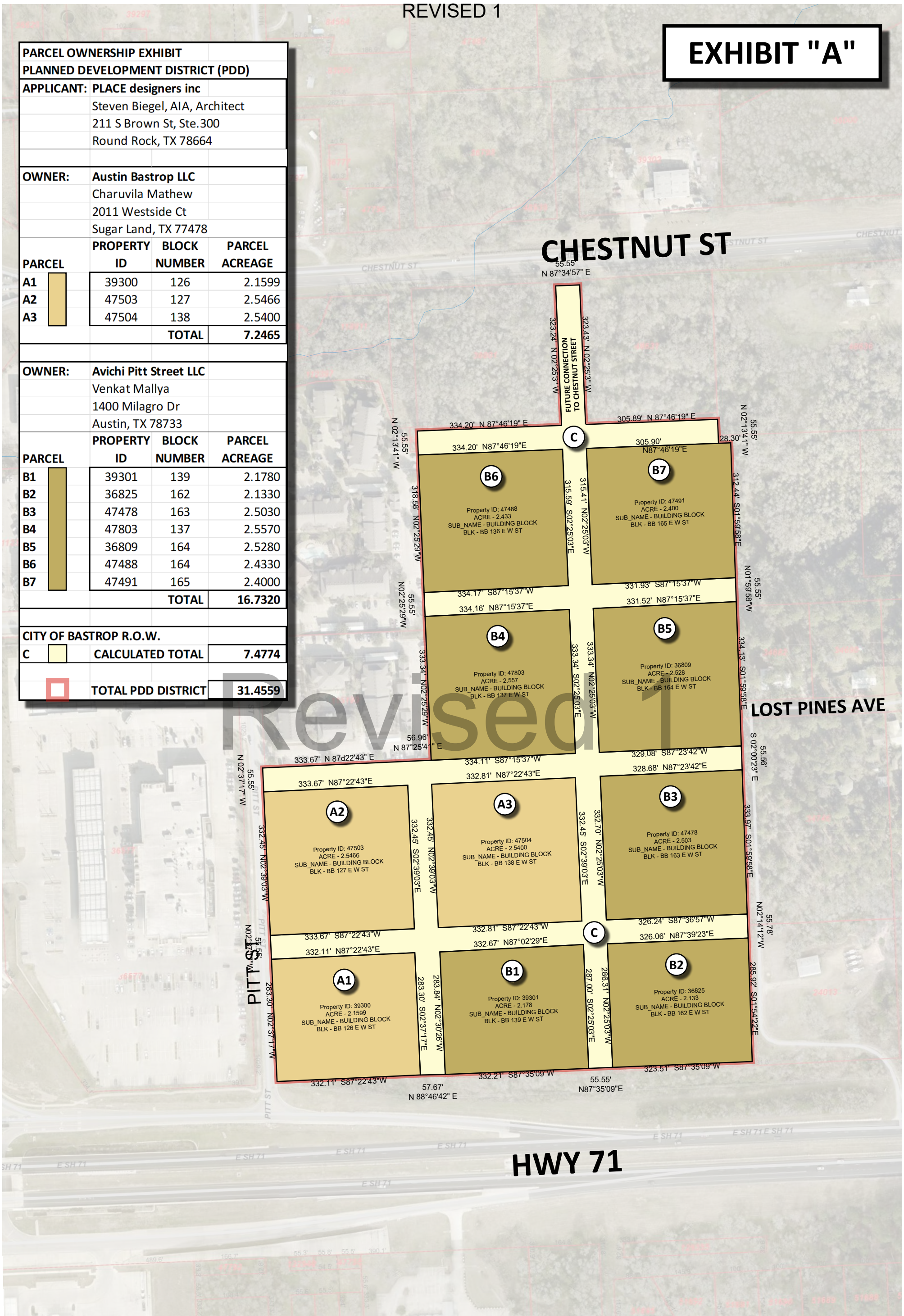
**7.1** The following exhibits are attached hereto and incorporated herein by reference:

- A. PDD OWNERSHIP & R.O.W. EXHIBIT
- B. PDD MASTER PLAN
- C. PDD DISTRICT MAP
- D. PDD PHASING PLAN

Revised 1

**EXHIBIT "A"**

<b>PARCEL OWNERSHIP EXHIBIT</b>			
<b>PLANNED DEVELOPMENT DISTRICT (PDD)</b>			
<b>APPLICANT: PLACE designers inc</b>			
Steven Biegel, AIA, Architect 211 S Brown St, Ste.300 Round Rock, TX 78664			
<b>OWNER: Austin Bastrop LLC</b>			
Charuvila Mathew 2011 Westside Ct Sugar Land, TX 77478			
<b>PARCEL</b>	<b>PROPERTY ID</b>	<b>BLOCK NUMBER</b>	<b>PARCEL ACREAGE</b>
A1	39300	126	2.1599
A2	47503	127	2.5466
A3	47504	138	2.5400
		<b>TOTAL</b>	<b>7.2465</b>
<b>OWNER: Avichi Pitt Street LLC</b>			
Venkat Mallya 1400 Milagro Dr Austin, TX 78733			
<b>PARCEL</b>	<b>PROPERTY ID</b>	<b>BLOCK NUMBER</b>	<b>PARCEL ACREAGE</b>
B1	39301	139	2.1780
B2	36825	162	2.1330
B3	47478	163	2.5030
B4	47803	137	2.5570
B5	36809	164	2.5280
B6	47488	164	2.4330
B7	47491	165	2.4000
		<b>TOTAL</b>	<b>16.7320</b>
<b>CITY OF BASTROP R.O.W.</b>			
C	<b>CALCULATED TOTAL</b>		<b>7.4774</b>
	<b>TOTAL PDD DISTRICT</b>		<b>31.4559</b>



**BASTROP GATEWAY**  
BASTROP, TEXAS



PLACE designers, inc.

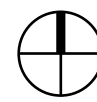
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MARCH 19, 2024

**PDD OWNERSHIP & R.O.W. EXHIBIT**

SCALE: 1" = 200'



NORTH



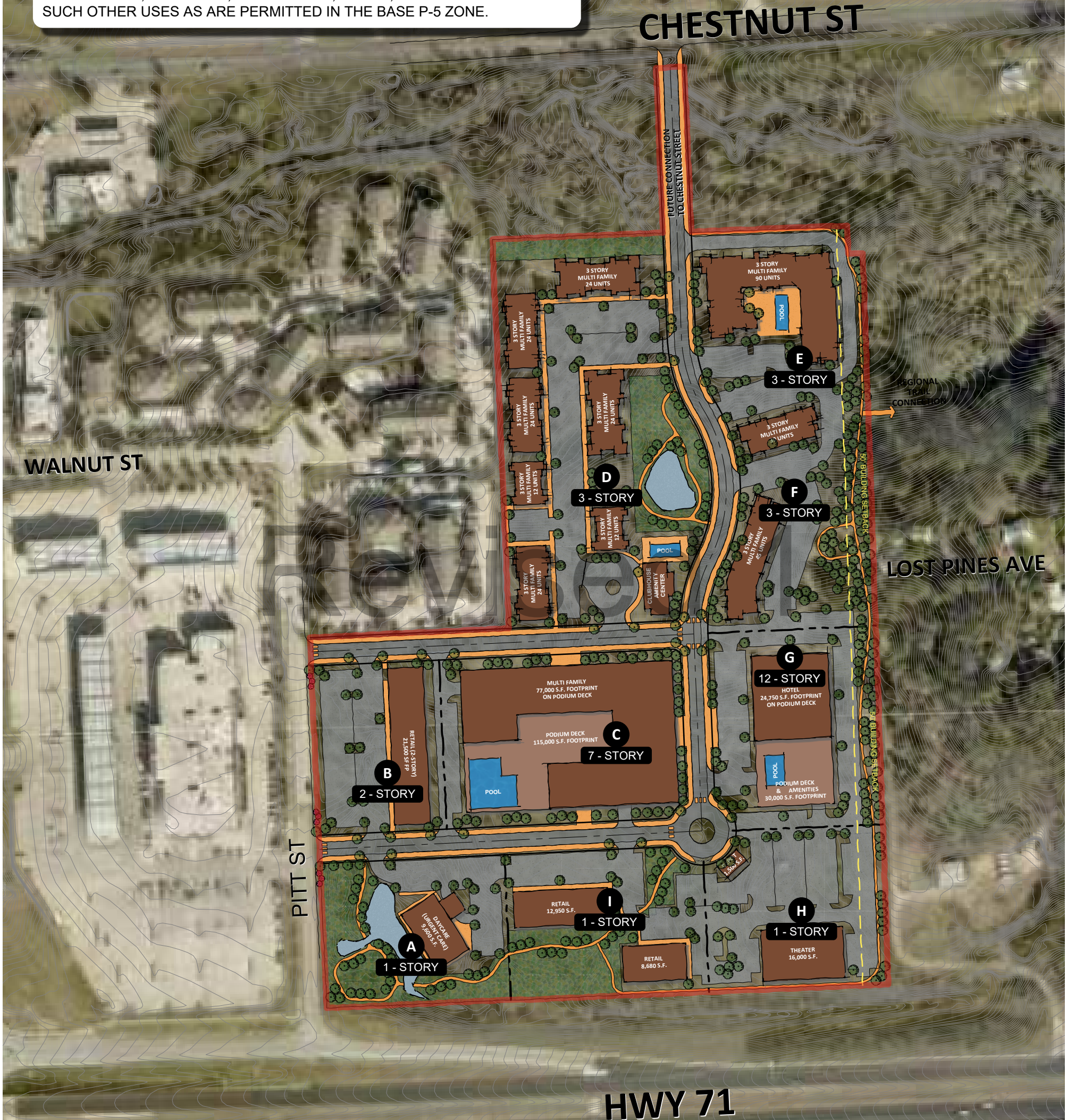
31.46 TOTAL ACRES

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BASTROP GATEWAY														5/6/2024	
YIELD ANALYSIS															
PLANNED DEVELOPMENT DISTRICT (PDD)														80%	
ID	PARCEL	ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	FLOOR S.F.	GARAGE LEVELS	GARAGE S.F.	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.3530	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680							54	54	177.8
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C	3.5902	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000		2	230,000	575		575	1.5
D	6.3289	MULTI-FAMILY	3	56,850	170,550	136,440	144						173	173	1.2
E-F	5.0925	MULTI-FAMILY	3	55,220	165,660	132,528	165						153	153	0.9
G	2.899	HOTEL	10	24,750	247,500	198,000	239	44300		2	88,600	222	114	336	1.4
H	2.4803	THEATER	1	16,000	16,000	12,800							161	161	99.4
I	2.5344	RETAIL	1	21,630	21,630	17,304							85	85	254.5
4.2717 RIGHT OF WAY															
<b>TOTAL</b>				<b>31.4615</b>	<b>PLANNED DEVELOPMENT DISTRICT</b>										

**HOTEL MOVED SOUTH**

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BASTROP, TEXAS

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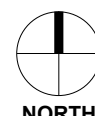
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MAY 6, 2024

**PDD MASTER PLAN**



SCALE: 1" = 200'



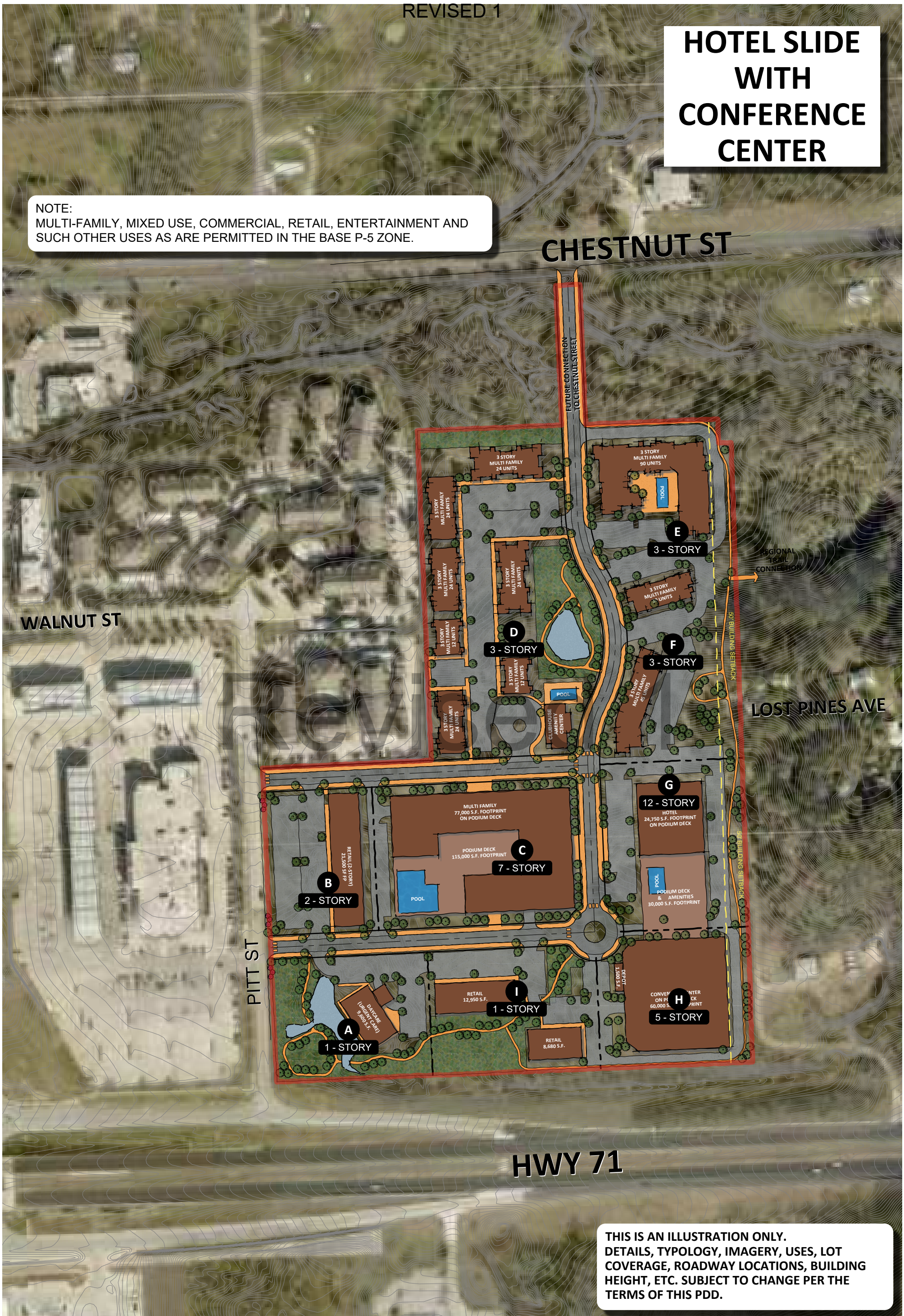
NORTH

0 100' 200' 400'

31.46 TOTAL ACRES

# HOTEL SLIDE WITH CONFERENCE CENTER

NOTE:  
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## BASTROP GATEWAY BASTROP, TEXAS

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MAY 3, 2024

## PDD MASTER PLAN







NORTH

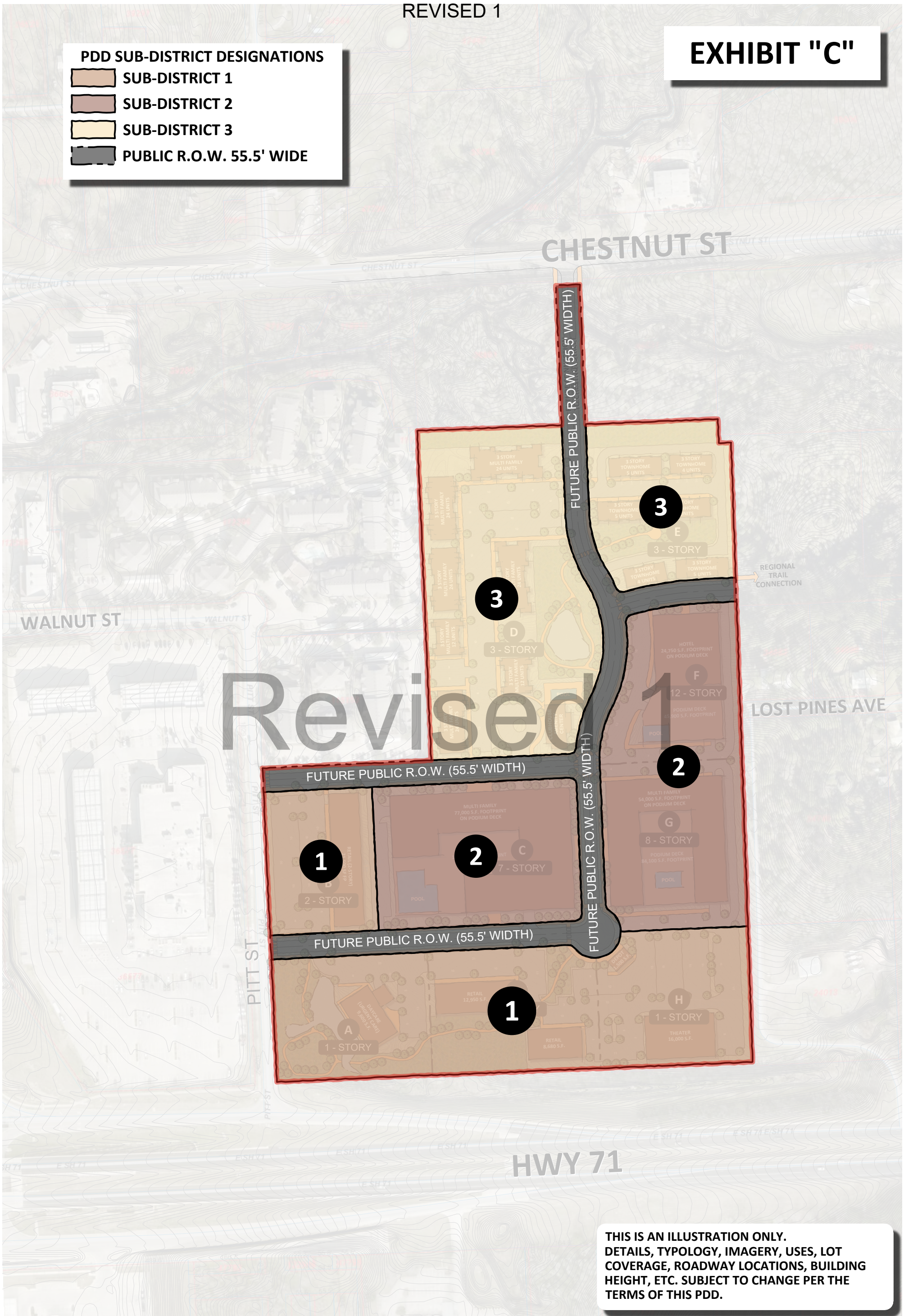
SCALE: 1" = 200'



31.46 TOTAL ACRES

PDD SUB-DISTRICT DESIGNATIONS

-  SUB-DISTRICT 1
-  SUB-DISTRICT 2
-  SUB-DISTRICT 3
-  PUBLIC R.O.W. 55.5' WIDE



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BASTROP, TEXAS

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MARCH 19, 2024

**PDD SUB-DISTRICT MAP**



SCALE: 1" = 200'



NORTH

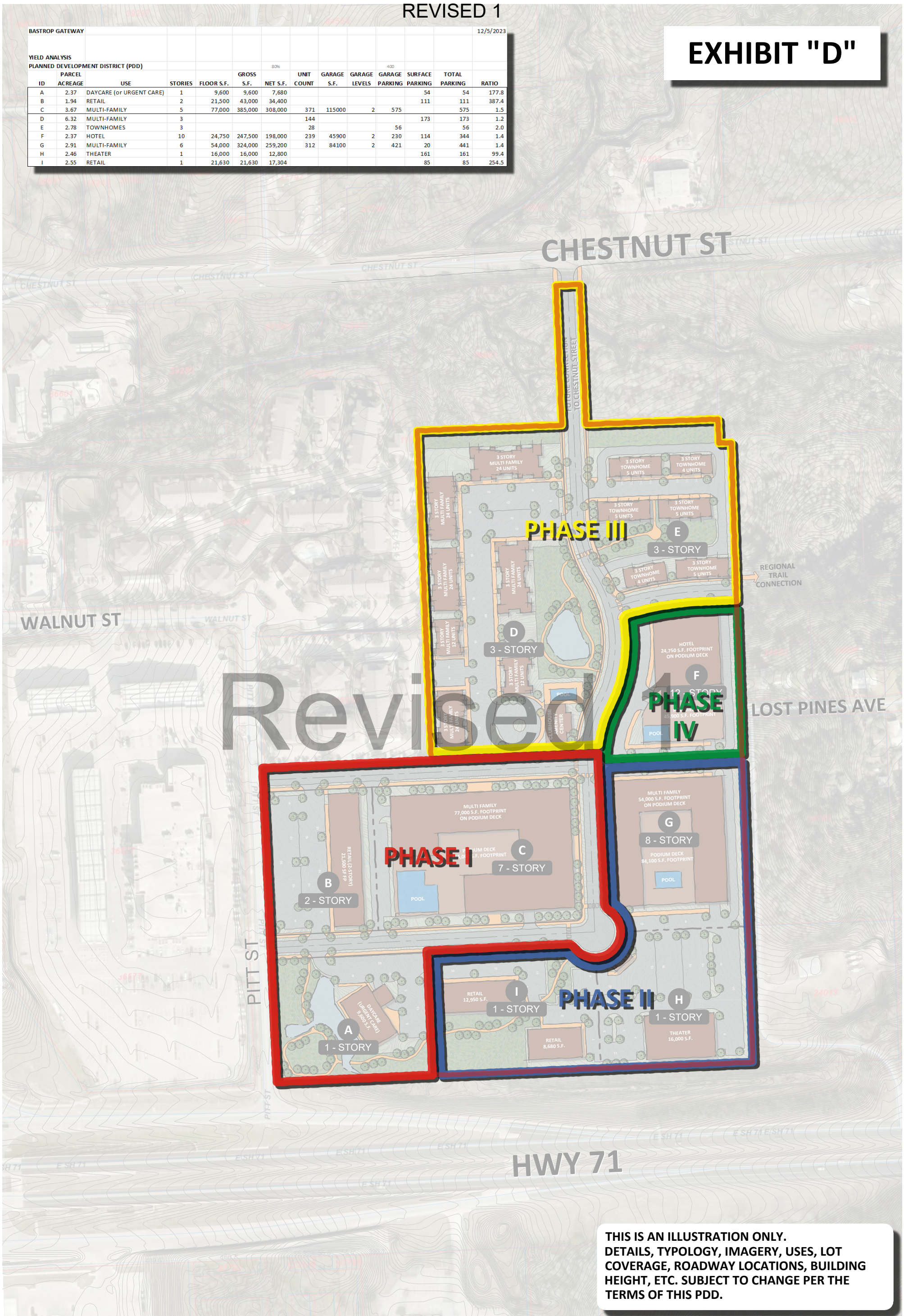
0 100' 200' 400'

31.46 TOTAL ACRES

EXHIBIT "D"

**YIELD ANALYSIS**  
**PLANNED DEVELOPMENT DISTRICT (PDD)**

ID	PARCEL ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	GARAGE S.F.	GARAGE LEVELS	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.37	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680					54	54	177.8
B	1.94	RETAIL	2	21,500	43,000	34,400					111	111	387.4
C	3.67	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000	2	575		575	1.5
D	6.32	MULTI-FAMILY	3				144				173	173	1.2
E	2.78	TOWNHOMES	3				28			56		56	2.0
F	2.37	HOTEL	10	24,750	247,500	198,000	239	45900	2	230	114	344	1.4
G	2.91	MULTI-FAMILY	6	54,000	324,000	259,200	312	84100	2	421	20	441	1.4
H	2.46	THEATER	1	16,000	16,000	12,800					161	161	99.4
I	2.55	RETAIL	1	21,630	21,630	17,304					85	85	254.5



Revised

THIS IS AN ILLUSTRATION ONLY. DETAILS, TYPOLOGY, IMAGERY, USES, LOT COVERAGE, ROADWAY LOCATIONS, BUILDING HEIGHT, ETC. SUBJECT TO CHANGE PER THE TERMS OF THIS PDD.

**BASTROP GATEWAY**  
 BASTROP, TEXAS

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.



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PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664  
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MARCH 19, 2024  
**PDD MASTER PLAN PHASING**



SCALE: 1" = 200'

0 100' 200' 400'

31.46 TOTAL ACRES

**BASTROP GATEWAY PLANNED DEVELOPMENT DISTRICT (PDD)**

## Purpose &amp; Intent

The goal of the Bastrop Gateway PDD and Project is to promote a range of development within an overall street network, public space, and sustainable infrastructure framework that will become a model vibrant, walkable, and ecological neighborhood for the City of Bastrop, Texas. The vision for this new overlay 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 environment for residents and visitors alike. Bastrop Gateway will join major regional transportation pathways and be fully connected to historic sites like Main Street to the west and Lost Pines Park to the east. Pedestrian trails throughout the development will assure interaction with nature and protection of heritage trees within an exciting mixed-use / new town atmosphere.

Bastrop Gateway is designed as a destination for residential, commercial, and retail activity near major connecting highways just east of the Colorado River, less than ½ mile from City Hall and the Central Business District. This PDD is located on the eastern side of Bastrop with access from State Hwy 71, State Hwy 21 and 95. This 30-acre area sits high above the City Center with vistas east, west and south overlooking the Colorado River basin and luscious fertile agricultural land downstream.

The City of Bastrop enjoys significant visibility and adjacency to both Austin and Houston. As population growth continues to encroach on Bastrop from both of these major metropolitan areas, the Bastrop Gateway PDD provides a mix of commercial and retail activity within a concentrated setting of multifamily apartments, condominiums, and entertainment venues. The "Gateway" to Bastrop will be visible for miles in all directions and become a landmark for residents, visitors, businesspeople, transient guests, performers, and sophisticated, creative thinkers. Bastrop Gateway will be a "new town" cluster of interdependent businesses within an established and growing historic City.

The purpose of the Bastrop Gateway PDD (hereafter referred to as Gateway) is to guide the future development of the property, located near the northeast corner of SH 71 and SH 95 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.

- A. The Gateway is intended to be a diverse multi-generational, mixed-use, residential neighborhood that includes retail streets, a neighborhood office complex, senior facilities, hotel, a community center, childcare, urgent care, and multi-family and townhouse residential units with a neighborhood trail in a park-like setting.
- B. The objective of the Gateway 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.
- C. The Gateway land use strategy focuses on several key neighborhood spaces within convenient walking distance for all residents. The result will be a neighborhood in which residents can easily engage in a wide range of services, businesses, public spaces and supporting amenities without requiring the use of cars.



**PLANNED DEVELOPMENT DISTRICT (PDD)  
FOR  
BASTROP GATEWAY**

**1 PROPERTY**

**1.1** This PDD applies to approximately 31.4559 acres of land located within the full purpose jurisdiction of the City of Bastrop, Texas, as shown on **Exhibit “A”**, which land consists of ten (10) lots and public right-of-way combined being 31.4559 acres out of the s5310 - Building Block Abstract 11, Bastrop County, Texas, which are collectively herein defined as the “Property”, and which are legally described as follows:

AVICHI PITT STREET LLC

- BUILDING BLOCK 126 E W ST, ACRES 2.1599
- BUILDING BLOCK 127 E W ST, ACRES 2.5466
- BUILDING BLOCK 138 E W ST, ACRES 2.5400

AUSTIN BASTROP LLC

- BUILDING BLOCK 136 E W ST, ACRES 2.433
- BUILDING BLOCK 137 E W ST, ACRES 2.557
- BUILDING BLOCK 139 E W ST, ACRES 2.178
- BUILDING BLOCK 162 E W ST, ACRES 2.133
- BUILDING BLOCK 163 E W ST, ACRES 2.503
- BUILDING BLOCK 164 E W ST, ACRES 2.528
- BUILDING BLOCK 165 E W ST, ACRES 2.400

CITY OF BASTROP

- RIGHT-OF-WAY, ACRES 7.4774

**2 APPLICABILITY OF CITY ORDINANCES**

**2.1** This PDD shall be applicable to zoning as it applies to all portions of the Property. All design, development, and use criteria not specifically covered by this PDD shall be subject to the applicable provisions of the B3 Code. All design, development and use of the Property shall conform to the PDD described herein and, unless superseded, amended, or controverted by the terms of this PDD, to a CORE (P5) and RURAL (P2) place types, which are the zoning designations most similar to and compatible with the design, development and use proposed for the Property.

**3 Tree Preservation Plan**

**3.1** All tree mitigation and preservation requirements within the B3 Code shall be addressed prior to any disturbance of any soil on the site.

**4 DEVELOPMENT BASE DISTRICTS**

**4.1** Improvements to the Property shall be designed and developed in two base districts as shown on **Exhibit “B”**, being **P5 Base District and P2 Base District**.

- 4.2 P5 Base District consists of approx. 19.1553 AC and is generally comprised of PDD Zoning Change Overlay Parcels A, B, C, D, H, & I
- 4.3 P2 Base District consists of approx. 8.32 AC and is generally comprised of PDD Zoning Change Overlay Parcels E, F, & G
- 4.4 Improvements on the Property shall be designed and developed in accordance with the B3 PLACE TYPE P5 & P2 ZONING DISTRICT as listed below and with the following modifications.

B3 CODE SECTION	DESCRIPTION	DEVELOPMENT ISSUE	PROPOSED BASE DISTRICTS		REASONING
			P5	P2	
3.1.005	PLACE TYPE ZONING DISTRICTS TAB	P2: RURAL P5: CORE	NO CHANGE	TOWNHOMES & MULTIFAMILY ALLOWED	TO ALLOW FOR A VARIETY OF RESIDENTIAL USES
6.3.005 (d) (5)	ALLEYS & DRIVEWAY LOCATIONS DRIVEWAY WITH A MAXIMUM WIDTH OF 24' FOR TWO-WAY	STANDARD TWO-WAY DRIVES WITH 90 DEGREE PARKING IS 26'	26' MAX. WIDTH FOR TWO-WAY		ALLOWS TWO-WAY DRIVEWAYS WITH PARKING AS WELL AS MINIMUM REQUIREMENT FOR FIRE ACCESS.
6.5.003.A	LOT COVERAGE P5 - 80% MAX. P2- 40% MAX.	TO CREATE A MULTI-FAMILY DEVELOPMENT REQUIRES MORE COVERAGE FOR BUILDINGS, PARKING, AND MULTI-USE PATHWAYS	NO CHANGE	70% MAX.	LOT COVERAGE MUST INCREASE ON BASE P2 DISTRICT FOR MULTI-FAMILY USE.
	BUILDING FRONTAGE AT BUILD-TO-LINE 80% MIN.	TO CREATE A NEIGHBORHOOD DEVELOPMENT REQUIRES LARGER VARIABLE OF BUILDING CONFIGURATIONS THAT CANNOT MEET THE MINIMUM.	20% MIN.		BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE FRONTAGE REQUIREMENT CANNOT BE ACHIEVED.
	BUILD-TO-LINE 2'-15'	TO CREATE A NEIGHBORHOOD DEVELOPMENT REQUIRES LARGER VARIABLE OF BUILD-TO-LINE	2'-NO MAX		BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE SETBACK CANNOT BE ACHIEVED.
6.5.003 (B)	PRINCIPAL BUILDING STORY P5 - 5 STORY P2- 2 STORY	TO CREATE A NEIGHBORHOOD DEVELOPMENT REQUIRES TALLER BUILDINGS IN THE RURAL P2 BASE DISTRICT	NO CHANGE IN HEIGHT	3 STORIES MAX.	3 STORIES REQUIRED TO ALLOW FOR SITE PARKING AND VERTICAL CONSTRUCTION.
6.5.003 (D)	NO FIRST LAYER PARKING NOT PERMITTED	BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.	PERMITTED		BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.
	SECOND LAYER PARKING NOT PERMITTED		PERMITTED		
	THIRD LAYER PARKING PERMITTED		PERMITTED		
7.4.002 (a)	BLOCK LENGTH 330 ft max	BLOCK LENGTH MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX		DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK LENGTHS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.
	BLOCK PERIMETER 1,320 ft. MAX.	BLOCK PERIMETER MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX		DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK PERIMETERS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.

- 4.5** A proposed depiction of the project which remains subject to modification as permitted under this PDD and the Code is depicted in **Exhibit "B"**, attached hereto and 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 sub-districts.
- 4.6** The final site plan(s) shall be subject to City approval. This PDD allows for multiple site plans or subdivisions within the Property in order to allow for phased development. City approval shall be based upon each individual site plan, provided that, taken together, all site plans provide for an integrated mixed-use development on the Property, and conforms to any subdivision requirements not listed in this document (i.e. Texas Local Government Code, B3 Code etc.). The Approval of site plan is not contingent upon approval of other site plans, it is contingent upon a final plat and access to publicly dedicated street/ public improvements.
- 4.7** The Property shall have an assignment of at least 10% of its land dedicated to Civic/Open Space, since Civic/Open space is not proportional among the phases of development, a reservation will be executed prior to development specifying what land will be dedicated to Civic/Open space to ensure such space will be provided. Developer shall seek City consent for the location of the dedication land and the City shall have the right to accept the land for Civic/Open Space.

## **5 PEDESTRIAN & VEHICULAR CIRCULATION**

- 5.5** The improvements within this PDD will be designed to maximize pedestrian and vehicular circulation within the Property.
- 5.6** This PDD will include pedestrian and vehicular circulation plans designed to provide access to all areas within the Property and will incorporate homogenous design features for all Buildings and other improvements and appurtenances within the Property. Off-site pedestrian connectivity from the PDD site to the rodeo grounds will be allowed for in the final site plans.
- 5.7** After final approval of this PDD, the general alignment of proposed internal pedestrian and vehicular circulation may be modified from the proposed depiction shown in **Exhibit "B"** to accommodate Building locations on the approved site plan(s) and for the protection of trees and fire safety requirements. It is the intent of this PDD that vehicular streets internal to the Property and depicted as such in **Exhibit "B"** be considered as public streets. Vehicle circulation shall generally conform to that which is shown in **Exhibit "B"**. Any major (or substantive) modification/deviation from the design in **Exhibit "B"** shall only be made with written City consent.
- 5.8** A completed and approved Traffic Impact Analysis (TIA) shall be required prior to approval of the preliminary plat.

## **6 PDD MODIFICATIONS**

- 6.5** This PDD represents the allowable uses and design standards for the Property. Any substantive amendment to the PDD plans and Exhibits, as determined by the city manager, shall be considered a zoning change, which shall require Council approval. Non-substantial modifications may be approved by the city manager. Non-substantial modifications may include:
- Area/Boundary – less than 10% (increases or decreases)
  - Road configuration – street locations may not move more that 100' in any direction

- Road Cross Sections – modifications through the design process (The road cross section should meet all City street standards. In accordance with adopted street cross sections and approved by City.)
- Detention areas – location, configuration, shape
- Public Space Configuration – as allowed by the PDD
- Lot Coverage – within the guidelines and up to the maximum allowed in this PDD.
- Building Height - within the guidelines and up to the maximum allowed in this PDD.

6.6 Upon approval of this document and prior to Site Development Permit Submittal, Architectural Guidelines will be developed and promulgated to control the continuity of the entire Planned Development District.

## 7 LIST OF EXHIBITS

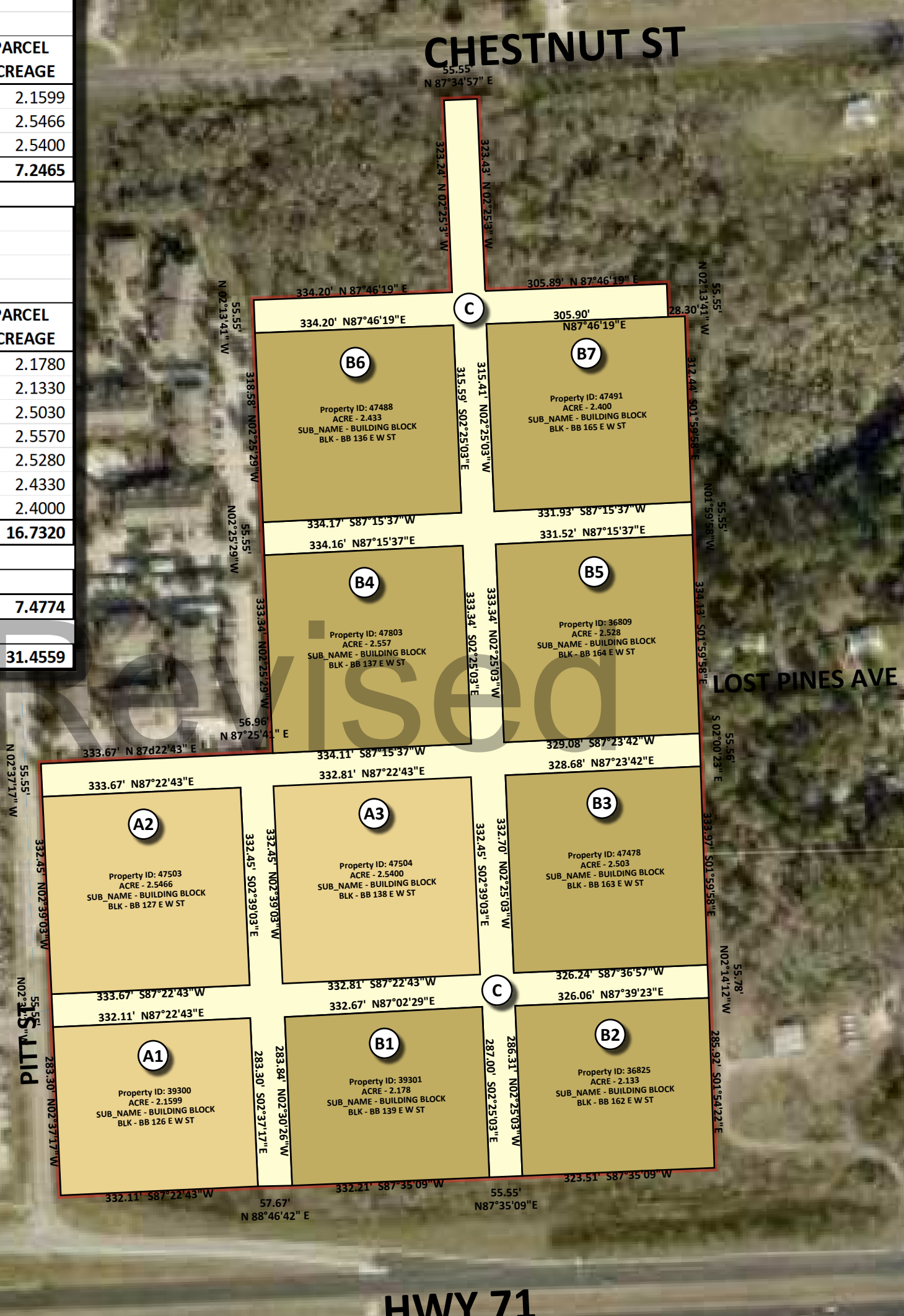
7.5 The following exhibits are attached hereto and incorporated herein by reference:

- A. PDD OWNERSHIP & R.O.W. EXHIBIT
- B. PDD ZONING CHANGE OVERLAY

# Revised

**EXHIBIT "A"**

PARCEL OWNERSHIP EXHIBIT			
PLANNED DEVELOPMENT DISTRICT (PDD)			
<b>APPLICANT: PLACE designers inc</b>			
Steven Biegel, AIA, Architect 211 S Brown St, Ste.300 Round Rock, TX 78664			
<b>OWNER: Avichi Pitt Street LLC</b>			
Venkat Mallya 1400 Milagro Dr Austin, TX 78733			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
A1	39300	126	2.1599
A2	47503	127	2.5466
A3	47504	138	2.5400
		<b>TOTAL</b>	<b>7.2465</b>
<b>OWNER: Austin Bastrop LLC</b>			
Charuvila Mathew 2011 Westside Ct Sugar Land, TX 77478			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
B1	39301	139	2.1780
B2	36825	162	2.1330
B3	47478	163	2.5030
B4	47803	137	2.5570
B5	36809	164	2.5280
B6	47488	164	2.4330
B7	47491	165	2.4000
		<b>TOTAL</b>	<b>16.7320</b>
<b>CITY OF BASTROP R.O.W.</b>			
C	<b>CALCULATED TOTAL</b>		<b>7.4774</b>
	<b>TOTAL PDD DISTRICT</b>		<b>31.4559</b>



**BASTROP GATEWAY**  
BASTROP, TEXAS

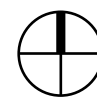
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NORTH

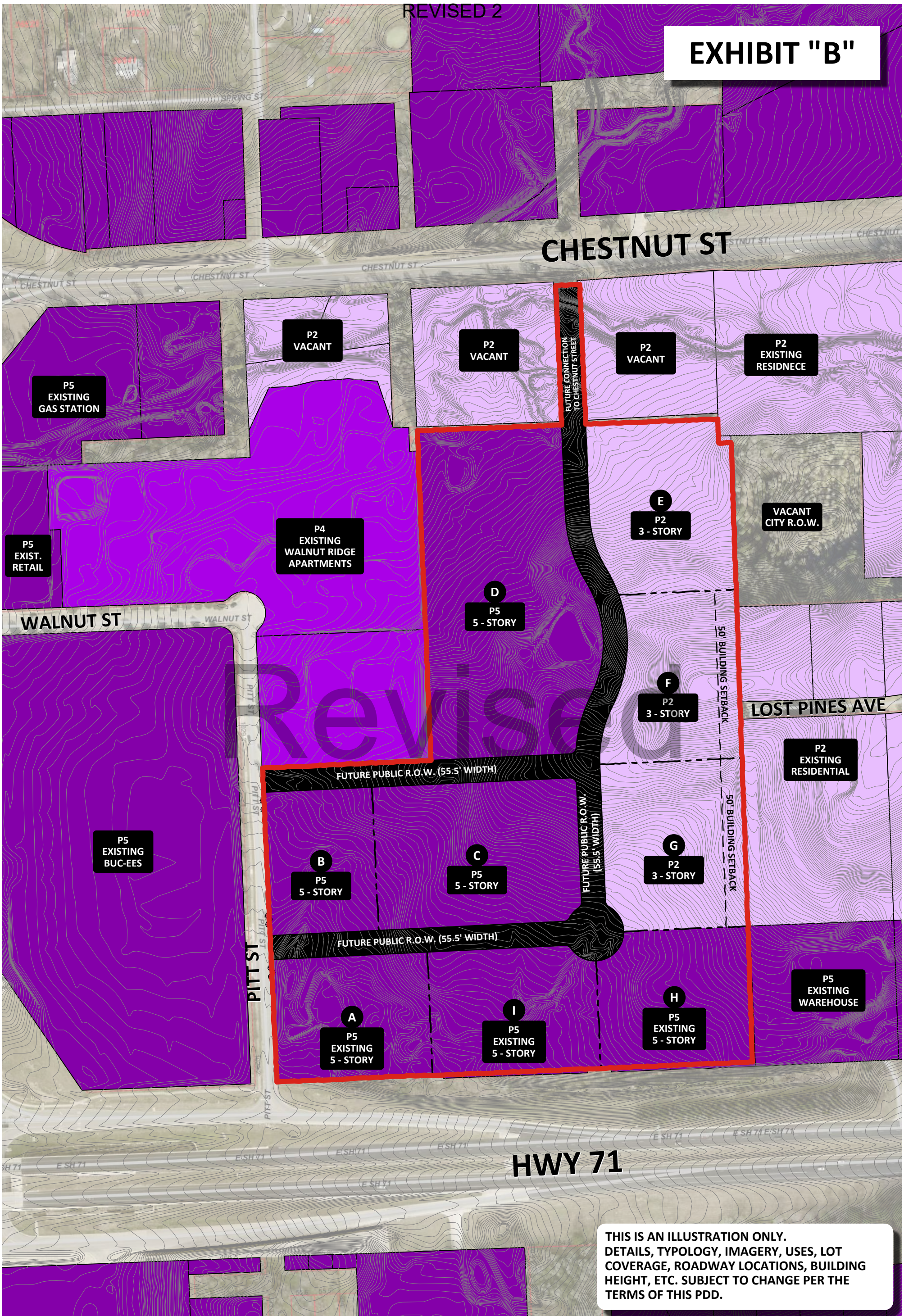
MAY 13, 2024  
**PDD OWNERSHIP & R.O.W. EXHIBIT**

SCALE: 1" = 200'



31.46 TOTAL ACRES

# EXHIBIT "B"



THIS IS AN ILLUSTRATION ONLY. DETAILS, TYPOLOGY, IMAGERY, USES, LOT COVERAGE, ROADWAY LOCATIONS, BUILDING HEIGHT, ETC. SUBJECT TO CHANGE PER THE TERMS OF THIS PDD.

## BASTROP GATEWAY

BASTROP, TEXAS

MAY 13, 2024



## PDD ZONING CHANGE OVERLAY

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SCALE: 1" = 200'



31.46 TOTAL ACRES



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider Action to approve the first reading of Ordinance No. 2024-14 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 3 Building Regulations, Article 3.17 Flood Damage Prevention as attached in Exhibit A; and providing for findings of fact, repealer, severability, codification, effective date, proper notice, and meeting and move to include on the June 11, 2024 Consent Agenda for the second reading.

**AGENDA ITEM SUBMITTED BY:**

Elizabeth Wick, Project Manager

**BACKGROUND/HISTORY:**

The City of Bastrop adopted the FEMA Atlas 14 FIRM Maps on April 25<sup>th</sup>, 2023 with an effective date of May 9<sup>th</sup>, 2023. This adoption implemented some additional restrictions for development in the special flood hazard area, some of which include the requirement to elevate the structure two feet above the base floor flood elevation when improving more than 50% of the market value of the structure. To ensure this regulation is followed Staff is proposing a four-year timeframe for analyzing improvements to the structure. Such that over the course of the four years cumulative substantial improvements have exceeded the 50% valuation rule.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Consider Action to approve the first reading of Ordinance No. 2024-14 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 3 Building Regulations, Article 3.17 Flood Damage Prevention as attached in Exhibit A; and providing for findings of fact, repealer, severability, codification, effective date, proper notice, and meeting and move to include on the June 11, 2024 Consent Agenda for the second reading.

**ATTACHMENTS:**

- Attachment 1 - Exhibit A – Ordinance No. 2024-14

**CITY OF BASTROP, TEXAS  
ORDINANCE NO. 2024-14**

**AMENDING CODE OF ORDINANCES**

**AN ORDINANCE OF THE CITY OF BASTROP, TEXAS,  
AMENDING THE BASTROP CODE OF ORDINANCES  
CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.17  
FLOOD DAMAGE PREVENTION; AND PROVIDING FOR  
FINDINGS OF FACT, REPEALER, SEVERABILITY,  
CODIFICATION, EFFECTIVE DATE, PROPER NOTICE  
AND MEETING.**

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

**WHEREAS,** the City Council finds that there is a local need for flood insurance and desires to continue to participate in the National Flood Insurance Program (“NFIP”); and

**WHEREAS,** a Flood Insurance Study (“FIS”) and Flood Insurance Rate Map (“FIRM”) have been completed for the City and became effective on May 9, 2023; and

**WHEREAS,** the City Council intends to recognize and duly evaluate flood hazards in all official actions in the areas having special flood hazards and to take such other official action reasonably necessary to carry out the objectives of the program including enacting and enforcing local floodplain management standards consistent with NFIP minimum criteria; and

**WHEREAS,** the City Council finds certain amendments to the aforementioned codes are necessary to meet changing conditions and are in the best interest of the City; and

**WHEREAS,** the City Council finds the attached amendments reasonable and necessary.



**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bastrop, Texas:**

### **1. FINDINGS OF FACT**

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

### **2. AMENDMENT**

The Bastrop Code of Ordinances Chapter 3 Building Regulations, Article 3.17 Flood Damage Prevention is hereby amended, and after such amendment, shall read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Ordinance for all intents and purposes. The City Council hereby adopts and references the related Federal Emergency Management Agency ("FEMA") documents including, but not limited to, the Flood Insurance Rate Maps and Flood Insurance Study which is attached hereto as *Attachment "B"* and incorporated into this Ordinance for all intents and purposes.

### **3. REPEALER**

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, 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.

### **4. SEVERABILITY**

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

### **5. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

**6. EFFECTIVE DATE**

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

**7. PROPER NOTICE AND MEETING**

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

**READ & ACKNOWLEDGED** on First Reading on this, the 28<sup>th</sup> day of May 2024.

**READ & APPROVED** on the Second Reading on this, the 11<sup>th</sup> day of June 2024.

**APPROVED:**

by: \_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney

**ATTACHMENT A**

---

## ARTICLE 3.17 FLOOD DAMAGE PREVENTION

### Sec. 3.17.001 Statutory authorization.

The legislature of the state has in Civil Statutes delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City Council, of the City of Bastrop, Bastrop, Texas, does ordain as follows.

### Sec. 3.17.002 Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed, or otherwise protected from flood damage.

### Sec. 3.17.003 Statement of purpose.

It is the purpose of this article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Protect human life and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and
- (7) Ensure that potential buyers are notified that property is in a flood area.

### Sec. 3.17.004 Methods of reducing flood losses.

In order to accomplish its purposes, this article uses the following methods:

- (1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
- (4) Control filling, grading, dredging and other development which may increase flood damage;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

### Sec. 3.17.005 Definitions.

Unless specifically defined below, words or phrases used in this article shall be interpreted to give them the meaning they have in common usage and to give this article its most reasonable application.

*Alluvial fan flooding.* Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

*Apex.* A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

*Appurtenant structure.* A structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

*Area of future conditions flood hazard.* The land area that would be inundated by the 1-percent-annual chance (100-year) flood based on future conditions hydrology.

*Area of shallow flooding.* A designated AO, AH, AR/AO, AR/AH or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one-percent (1%) chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

*Area of special flood hazard.* The land in the floodplain within a community subject to a one-percent (1%) or greater chance of flooding in any given year. The area may be designated as zone A on the Flood Hazard Boundary Map (FHBM). After detailed rate-making has been completed in preparation for publication of the FIRM, zone A usually is refined into Zones A, AE, AH, AO, A1-30, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

*Base flood.* The flood having a 1-percent chance of being equaled or exceeded in any given year.

**Base Flood Elevation (BFE).** The elevation shown on the Flood Insurance Rate Map (FIRM) and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a one percent (1%) chance of equaling or exceeding that level in any given year - also called the Base Flood.

*Basement.* Any area of the building having its floor subgrade (below ground level) on all sides.

*Breakaway wall.* A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

*Critical feature.* An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

*Development.* Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials.

*Elevated building.* For insurance purposes, a non-basement building which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

*Existing construction.* For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

*Existing manufactured home park or subdivision.* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

*Expansion to an existing manufactured home park or subdivision.* The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

*Flood or Flooding.* A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters;
- (2) The unusual and rapid accumulation of runoff or surface waters from any source.

*Flood Elevation Study.* An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

*Flood Insurance Rate Map (FIRM).* An official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

*Flood Insurance Study (FIS).* See Flood Elevation Study.

*Floodplain or Flood-Prone Area.* Any land area susceptible to being inundated by water from any source (see definition of Flooding).

*Floodplain Management.* The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

*Floodplain Management Regulations.* Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

*Flood Protection System.* Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.

*Flood Proofing.* Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

*Floodway.* See Regulatory Floodway.

*Functionally dependent use.* A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

*Highest adjacent grade.* The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

*Historic structure.* Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
  - (A) By an approved state program as determined by the Secretary of the Interior; or
  - (B) Directly by the Secretary of the Interior in states without approved programs.

*Levee.* A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

*Levee system.* A flood protection system which consists of a levee or levees and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

*Lowest floor.* The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

*Manufactured home.* A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

*Manufactured home park or subdivision.* A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

[Market value.](#) Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property. Market Value may be determined by a certified appraisal of the property or in accordance with the value determined by the appraisal district, amongst other things.

*Mean sea level.* For purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

*New construction.* For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

*New manufactured home park or subdivision.* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by a community.

*Recreational vehicle.* A vehicle which is:

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

*Regulatory floodway.* The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

*Riverine.* Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

*Special Flood Hazard Area.* See area of Special Flood Hazard.

*Start of construction.* (For other than new construction or substantial improvements under the Coastal Barrier Resources Act [Pub. L. 97-348]), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

*Structure.* For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

*Substantial damage.* Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.



**Substantial improvement.** Any reconstruction, rehabilitation, addition or other improvement of a structure, the total cost of which equals or exceeds fifty (50) percent of the market value of the structure/building either before the improvement or repair is started, or, if the structure has been damaged and is being restored, before the damage occurred, whichever is greater. The owner of a structure in a Floodplain area shall not make any improvements to the structure without first obtaining approval from the City. For purposes of calculating the fifty (50) percent market value threshold, the City may consider the cumulative value of all improvements for the previous four years from the date of the first permit for an initial improvement on the property. Notwithstanding any other provision in this Ordinance, if a property owner must make a substantial improvement or the cumulative value of all improvements for the previous four years equals or exceeds fifty (50) percent, then the property shall fully comply with the provisions of this Floodplain Ordinance. Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

(2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

**Variance.** A grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

**Violation.** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Sections 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) of the National Flood Insurance Program regulations is presumed to be in violation until such time as that documentation is provided.

**Water Surface Elevation.** The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

### **Sec. 3.17.006 General provisions.**

- (a) *Lands to which these provisions apply.* These provisions shall apply to all areas of special flood hazard within the jurisdiction of the city.
- (b) *Basis for establishing the areas of special flood hazard.* The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Bastrop County, Texas and incorporated areas", dated May 9, 2023, with the accompanying Flood Insurance Rate Maps (FIRMs) and Flood Boundary-Floodway Maps (FBFMs) dated May 9, 2023 and any revisions thereto are hereby adopted by reference and declared to be a part of this article.
- (c) *Establishment of development permit.* A floodplain development permit shall be required to ensure conformance with the provisions of this article.
- (d) *Compliance.* No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this article and other applicable regulations.
- (e) *Abrogation and greater restrictions.* This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

- (f) *Interpretation.* In the interpretation and application of this article, all provisions shall be:
- (1) Considered as minimum requirements;
  - (2) Liberally construed in favor of the governing body; and
  - (3) Deemed neither to limit nor repeal any other powers granted under state statutes.
- (g) *Warning and disclaimer of liability.* The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on these provisions or any administrative decision lawfully made thereunder.

### **Sec. 3.17.007 Administration.**

- (a) *Designation of the Floodplain Administrator.* The City Manager, or their designee, is hereby appointed the Floodplain Administrator to administer and implement the provisions of this article and other appropriate Sections of 44 CFR (Emergency Management and Assistance National Flood Insurance Program regulations) pertaining to floodplain management.
- (b) *Duties and responsibilities of floodplain administrator.* Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
- (1) Maintain and hold open for public inspection all records pertaining to the provisions of this article.
  - (2) Review permit application to determine whether to ensure that the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.
  - (3) Review, approve or deny all applications for development permits required by adoption of this article.
  - (4) Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
  - (5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
  - (6) Notify, in riverine situations, adjacent communities and the state coordinating agency which is the Texas Water Development Board (TWDB) and also the Texas Commission on Environmental Quality (TCEQ), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
  - (7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
  - (8) When base flood elevation data has not been provided in accordance with Section 3.17.006(b), the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation data and floodway data available from a Federal, State, or other source, in order to administer the provisions of Section 3.17.008.
  - (9) When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated

development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

- (10) Under the provisions of 44 CFR chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community **first** completes all of the provisions required by Section 65.12.

(c) *Permit procedures.*

- (1) Application for a Floodplain Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the locations, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
- (A) Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
  - (B) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
  - (C) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Section 3.17.008(b)(2);
  - (D) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development; and
  - (E) Maintain a record of all such information in accordance with subsection (b)(1).
- (2) Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this article and the following relevant factors:
- (A) The danger to life and property due to flooding or erosion damage;
  - (B) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (C) The danger that materials may be swept onto other lands to the injury of others;
  - (D) The compatibility of the proposed use with existing and anticipated development;
  - (E) The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - (F) The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems;
  - (G) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
  - (H) The necessity to the facility of a waterfront location, where applicable;
  - (I) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(d) *Variance procedures.*

- (1) The Appeal Board, of the City Council, shall hear and render judgment on requests for variances from the requirements of this article.
- (2) The Appeal Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this article.
- (3) Any person or persons aggrieved by the decision of the appeal board may appeal such decision in the courts of competent jurisdiction.
- (4) The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (5) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this article.
- (6) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (½) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in subsection (c)(2) above, in this article, have been fully considered. As the lot size increases beyond the one-half (½) acre, the technical justification required for issuing the variance increases.
- (7) Upon consideration of the factors noted above and the intent of this article, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of Section 3.17.003 of this article.
- (8) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (9) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- (10) Prerequisites for granting variances:
  - (A) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
  - (B) Variances shall only be issued upon:
    - (i) Showing a good and sufficient cause;
    - (ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
    - (iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
  - (C) Any applicant to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (11) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:

- (A) The criteria outlined in subsections (1) through (10) are met; and
- (B) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

(Ord. No. 2019-05 , § 1, 4-9-19)

### **Sec. 3.17.008 Provisions for flood hazard reduction.**

- (a) *General standards.* In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:
  - (1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
  - (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
  - (3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
  - (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
  - (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
  - (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the systems into flood waters; and
  - (7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (b) *Specific standards.* In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.17.007(b)(8), and subsection (c)(3) of this section, the following provisions are required:
  - (1) *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to two (2) feet above the base flood elevation. A registered professional engineer, architect or land surveyor shall submit a certification to the Floodplain Administrator that these standards as proposed in Section 3.17.007(c)(1)(A) are satisfied.
  - (2) *Nonresidential construction.* New construction and substantial improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement) elevated to two (2) feet above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.

- (3) *Enclosures.* New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
- (A) A minimum of two (2) openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
  - (B) The bottom of all openings shall be no higher than one foot above grade.
  - (C) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (4) *Manufactured homes.*
- (A) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
  - (B) Require that all manufactured homes that are placed or substantially improved within Zones A1-30, AH and AE on the city's FIRM on sites:
    - (i) Outside of a manufactured home park or subdivision;
    - (ii) In a new manufactured home park or subdivision;
    - (iii) In an expansion to an existing manufactured home park or subdivision; or
    - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to two (2) feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
  - (C) Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of subsection (b)(4) of this section be elevated so that either:
    - (i) The lowest floor of the manufactured home is two (2) feet above the base flood elevation; or
    - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- (5) *Recreational vehicles.* Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:
- (A) Be on the site for fewer than one hundred eighty (180) consecutive days; or
  - (B) Be fully licensed and ready for highway use; or

- (C) Meet the permit requirements of Section 3.17.007(c)(1) of this article, and the elevation and anchoring requirements for "manufactured homes" in subsection (b)(4) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(c) *Standards for subdivision proposals.*

- (1) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Sections 3.17.002, 3.17.003, and 3.17.004 of this article.
- (2) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Floodplain Development Permit requirements of Sections 3.17.006(c) and 3.17.007(c) and the provisions of this article.
- (3) Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than fifty (50) lots or five (5) acres, whichever is lesser, if not otherwise provided pursuant to Section 3.17.006(b) or Section 3.17.007(b)(8) of this article.
- (4) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
- (5) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(d) *Standards for areas of shallow flooding (AO/AH zones).* Located within the areas of special flood hazard established in Section 3.17.006(b) of this article are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of one to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to two (2) feet above the base flood elevation or above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two (2) feet if no depth number is specified).
- (2) All new construction and substantial improvements of **non-residential** structures:
  - (A) Have the lowest floor (including basement) elevated to two (2) feet above the base flood elevation or above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two (2) feet if no depth number is specified); or
  - (B) Together with attendant utility and sanitary facilities be designed so that below the base specified flood depth in an AO zone, or below the Base Flood Elevation in an AH zone level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.
- (3) A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this section, as proposed in Section 3.17.007(c)(1)(A) are satisfied.
- (4) Require within Zones AH and AO, adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

(e) *Floodways.* Floodways located within areas of special flood hazard established in Section 3.17.006(b) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of

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floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (2) If subsection (1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.
- (3) Under the provisions of 44 CFR chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community **first** completes all of the provisions required by Section 65.12.

(Ord. No. 2005-45, 12-13-05)



**ATTACHMENT B**

# FLOOD INSURANCE STUDY

## FEDERAL EMERGENCY MANAGEMENT AGENCY

VOLUME 1 OF 1



## BASTROP COUNTY, TEXAS

AND INCORPORATED AREAS

COMMUNITY NAME	COMMUNITY NUMBER
BASTROP, CITY OF	480022
BASTROP COUNTY, UNINCORPORATED AREAS	481193
ELGIN, CITY OF	480023
SMITHVILLE, CITY OF	480024



# FEMA

**REVISED:**

May 9, 2023

FLOOD INSURANCE STUDY NUMBER

48021CV000C

Version Number 2.6.4.6

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Colorado River	10-25	P
Dry Creek East	26-27	P
Gazley Creek	28-29	P
Gills Branch	30-31	P
Greens Creek	32-34	P
Long Branch	35-40	P
Lytton Springs Creek	41-42	P
Maha Creek	43-47	P
Piney Creek	48-49	P
Piney Creek North	50-51	P
Sandy Creek	52-53	P
Unnamed Tributary to Colorado River	54-55	P
Willow Creek	56-57	P

### **Published Separately**

Flood Insurance Rate Map (FIRM)

## FLOOD INSURANCE STUDY REPORT BASTROP COUNTY, TEXAS

### SECTION 1.0 – INTRODUCTION

#### 1.1 The National Flood Insurance Program

The National Flood Insurance Program (NFIP) is a voluntary Federal program that enables property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods.

For decades, the national response to flood disasters was generally limited to constructing flood-control works such as dams, levees, sea-walls, and the like, and providing disaster relief to flood victims. This approach did not reduce losses nor did it discourage unwise development. In some instances, it may have actually encouraged additional development. To compound the problem, the public generally could not buy flood coverage from insurance companies, and building techniques to reduce flood damage were often overlooked.

In the face of mounting flood losses and escalating costs of disaster relief to the general taxpayers, the U.S. Congress created the NFIP. The intent was to reduce future flood damage through community floodplain management ordinances, and provide protection for property owners against potential losses through an insurance mechanism that requires a premium to be paid for the protection.

The U.S. Congress established the NFIP on August 1, 1968, with the passage of the National Flood Insurance Act of 1968. The NFIP was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures. It was further modified by the National Flood Insurance Reform Act of 1994 and the Flood Insurance Reform Act of 2004. The NFIP is administered by the Federal Emergency Management Agency (FEMA), which is a component of the Department of Homeland Security (DHS).

Participation in the NFIP is based on an agreement between local communities and the Federal Government. If a community adopts and enforces floodplain management regulations to reduce future flood risks to new construction and substantially improved structures in Special Flood Hazard Areas (SFHAs), the Federal Government will make flood insurance available within the community as a financial protection against flood losses. The community's floodplain management regulations must meet or exceed criteria established in accordance with Title 44 Code of Federal Regulations (CFR) Part 60, *Criteria for Land Management and Use*.

SFHAs are delineated on the community's Flood Insurance Rate Maps (FIRMs). Under the NFIP, buildings that were built before the flood hazard was identified on the community's FIRMs are generally referred to as "Pre-FIRM" buildings. When the NFIP was created, the U.S. Congress recognized that insurance for Pre-FIRM buildings would be prohibitively expensive if the premiums were not subsidized by the Federal Government. Congress also recognized that most of these floodprone buildings were

built by individuals who did not have sufficient knowledge of the flood hazard to make informed decisions. The NFIP requires that full actuarial rates reflecting the complete flood risk be charged on all buildings constructed or substantially improved on or after the effective date of the initial FIRM for the community or after December 31, 1974, whichever is later. These buildings are generally referred to as “Post-FIRM” buildings.

**1.2 Purpose of this Flood Insurance Study Report**

This Flood Insurance Study (FIS) Report revises and updates information on the existence and severity of flood hazards for the study area. The studies described in this report developed flood hazard data that will be used to establish actuarial flood insurance rates and to assist communities in efforts to implement sound floodplain management.

In some states or communities, floodplain management criteria or regulations may exist that are more restrictive than the minimum Federal requirements. Contact your State NFIP Coordinator to ensure that any higher State standards are included in the community’s regulations.

**1.3 Jurisdictions Included in the Flood Insurance Study Project**

This FIS Report covers the entire geographic area of Bastrop County, Texas.

The jurisdictions that are included in this project area, along with the Community Identification Number (CID) for each community and the United States Geological Survey (USGS) 8-digit Hydrologic Unit Code (HUC-8) sub-basins affecting each, are shown in Table 1. The FIRM panel numbers that affect each community are listed. If the flood hazard data for the community is not included in this FIS Report, the location of that data is identified.

**Table 1: Listing of NFIP Jurisdictions**

Community	CID	HUC-8 Sub-Basin(s)	Located on FIRM Panel(s)	If Not Included, Location of Flood Hazard Data
Bastrop, City of	480022	12090301	48021C0215F 48021C0220F 48021C0335F 48021C0355F 48021C0360F	
Bastrop County, Unincorporated Areas	481193	12070102, 12070205, 12090301, 12100202	48021C0025E 48021C0050E 48021C0075E 48021C0100E 48021C0125E 48021C0150E 48021C0175G 48021C0190G 48021C0195F 48021C0200F	

**Table 1: Listing of NFIP Jurisdictions (continued)**

Community	CID	HUC-8 Sub-Basin(s)	Located on FIRM Panel(s)	If Not Included, Location of Flood Hazard Data
Bastrop County, Unincorporated Areas (continued)	481193	12070102, 12070205, 12090301, 12100202	48021C0215F 48021C0220F 48021C0225E 48021C0250E 48021C0275E 48021C0300F 48021C0310F 48021C0325F 48021C0330F 48021C0335F 48021C0350F 48021C0355F 48021C0360F 48021C0375F 48021C0395F 48021C0400E 48021C0425F 48021C0450F 48021C0475F 48021C0500E 48021C0510F 48021C0525E 48021C0550F 48021C0575E 48021C0600E 48021C0625E	
Elgin, City of	480023	12090301	48021C0075E 48021C0100E	
Smithville, City of	480024	12090301	48021C0395F 48021C0425F 48021C0510F 48021C0550F	

**1.4 Considerations for using this Flood Insurance Study Report**

The NFIP encourages State and local governments to implement sound floodplain management programs. To assist in this endeavor, each FIS Report provides floodplain data, which may include a combination of the following: 10-, 4-, 2-, 1-, and 0.2-percent annual chance flood elevations (the 1-percent-annual-chance flood elevation is also referred to as the Base Flood Elevation (BFE)); delineations of the 1-percent-annual-chance and 0.2-percent-annual-chance floodplains; and 1-percent-annual-chance floodway. This information is presented on the FIRM and/or in many components of the FIS Report, including Flood Profiles, Floodway Data tables, Summary of Non-Coastal Stillwater Elevations tables, and Coastal Transect Parameters tables (not all components



may be provided for a specific FIS).

This section presents important considerations for using the information contained in this FIS Report and the FIRM, including changes in format and content. Figures 1, 2, and 3 present information that applies to using the FIRM with the FIS Report.

- Part or all of this FIS Report may be revised and republished at any time. In addition, part of this FIS Report may be revised by a Letter of Map Revision (LOMR), which does not involve republication or redistribution of the FIS Report. Refer to Section 6.5 of this FIS Report for information about the process to revise the FIS Report and/or FIRM.

It is, therefore, the responsibility of the user to consult with community officials by contacting the community repository to obtain the most current FIS Report components. Communities participating in the NFIP have established repositories of flood hazard data for floodplain management and flood insurance purposes. Community map repository addresses are provided in Table 30, "Map Repositories," within this FIS Report.

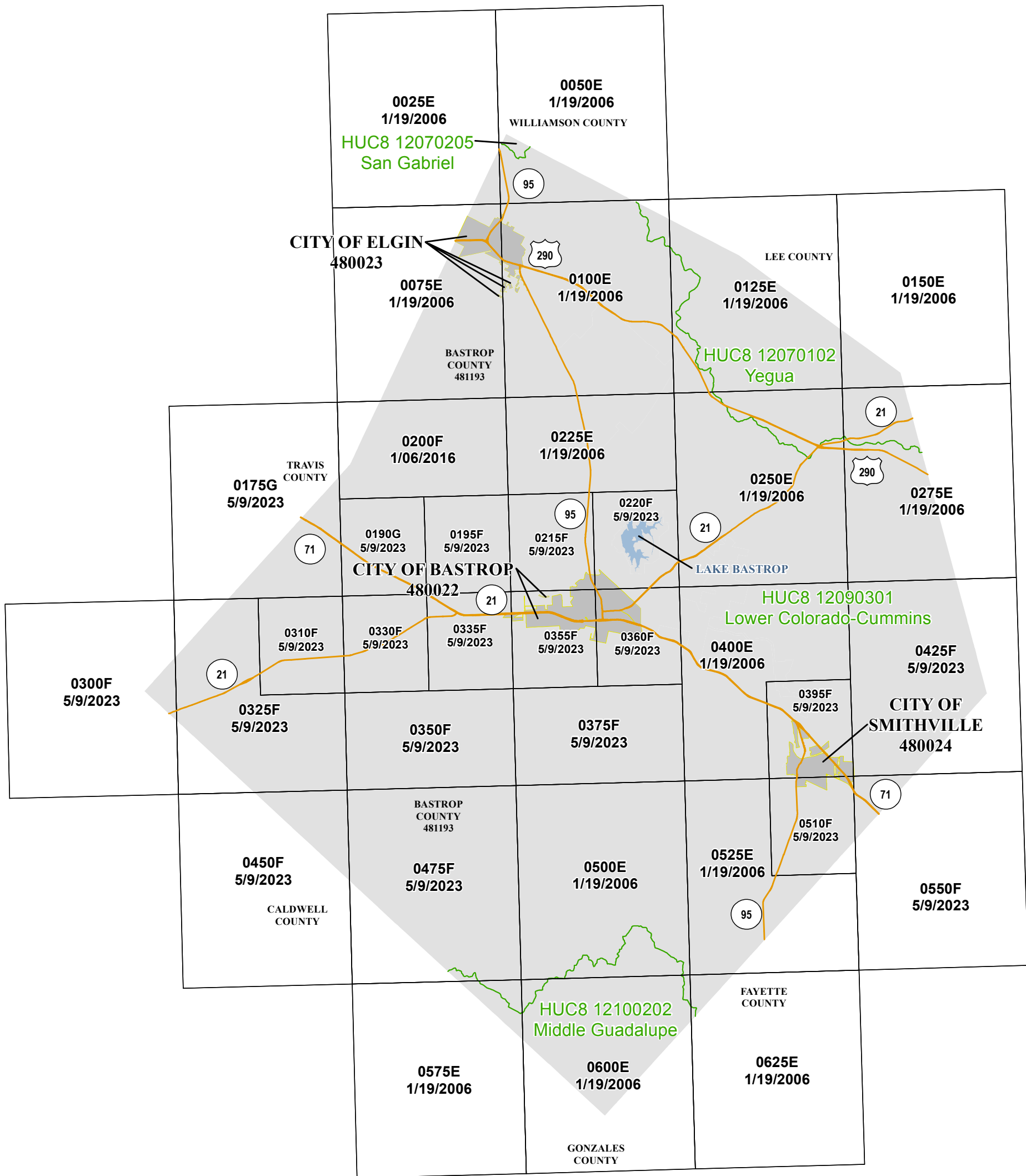
- New FIS Reports are frequently developed for multiple communities, such as entire counties. A countywide FIS Report incorporates previous FIS Reports for individual communities and the unincorporated area of the county (if not jurisdictional) into a single document and supersedes those documents for the purposes of the NFIP.

The initial Countywide FIS Report for Bastrop County became effective on August 19, 1991. Refer to Table 27 for information about subsequent revisions to the FIRMs.

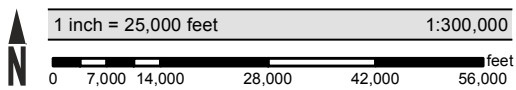
- FEMA has developed a *Guide to Flood Maps* (FEMA 258) and online tutorials to assist users in accessing the information contained on the FIRM. These include how to read panels and step-by-step instructions to obtain specific information. To obtain this guide and other assistance in using the FIRM, visit the FEMA Web site at [www.fema.gov/flood-maps/tutorials](http://www.fema.gov/flood-maps/tutorials).

The FIRM Index in Figure 1 shows the overall FIRM panel layout within Bastrop County, and also displays the panel number and effective date for each FIRM panel in the county. Other information shown on the FIRM Index includes community, military, and park boundaries; flooding sources; major roads; watershed boundaries; and USGS HUC-8 codes.

Figure 1: FIRM Index



**ATTENTION:** The corporate limits shown on this FIRM Index are based on the best information available at the time of publication. As such, they may be more current than those shown on FIRM panels issued before May 9, 2023.

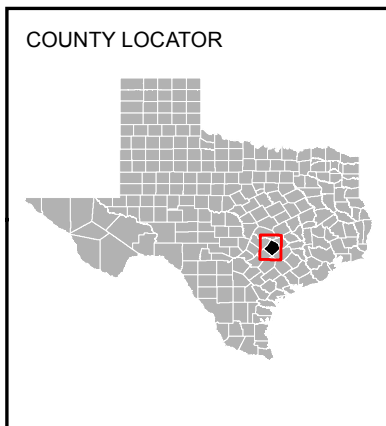


Map Projection:  
State Plane Lambert Conformal Conic, Texas Central Zone FIPS 4203; North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION



**NATIONAL FLOOD INSURANCE PROGRAM**

FLOOD INSURANCE RATE MAP INDEX

BASTROP COUNTY, TEXAS and Incorporated Areas

PANELS PRINTED:

0025, 0050, 0075, 0100, 0125, 0150, 0175, 0190, 0195, 0200, 0215, 0220, 0225, 0250, 0275, 0300, 0310, 0325, 0330, 0335, 0350, 0355, 0360, 0375, 0395, 0400, 0425, 0450, 0475, 0500, 0510, 0525, 0550, 0575, 0600, 0625



FEMA

MAP NUMBER  
48021CINDOC

MAP REVISED  
May 9, 2023

Each FIRM panel may contain specific notes to the user that provide additional information regarding the flood hazard data shown on that map. However, the FIRM panel does not contain enough space to show all the notes that may be relevant in helping to better understand the information on the panel. Figure 2 contains the full list of these notes.

**Figure 2: FIRM Notes to Users**

<b>NOTES TO USERS</b>
<p>For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products, or the National Flood Insurance Program in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <a href="http://msc.fema.gov">msc.fema.gov</a>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Flood Map Service Center website or by calling the FEMA Mapping and Insurance eXchange.</p> <p>Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.</p> <p>For community and countywide map dates, refer to Table 27 in this FIS Report.</p> <p>To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.</p>
<p>The map is for use in administering the NFIP. It may not identify all areas subject to flooding, particularly from local drainage sources of small size. Consult the community map repository to find updated or additional flood hazard information.</p> <p><b>BASE FLOOD ELEVATIONS:</b> For more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, consult the Flood Profiles and Floodway Data and/or Summary of Non-Coastal Stillwater Elevations tables within this FIS Report. Use the flood elevation data within the FIS Report in conjunction with the FIRM for construction and/or floodplain management.</p>
<p><b>FLOODWAY INFORMATION:</b> Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the FIS Report for this jurisdiction.</p>

## Figure 2. FIRM Notes to Users

**FLOOD CONTROL STRUCTURE INFORMATION:** Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 4.3 "Non-Levee Flood Protection Measures" of this FIS Report for information on flood control structures for this jurisdiction.

**PROJECTION INFORMATION:** The projection used in the preparation of the map was State Plane Lambert Conformal Conic, Texas Central Zone FIPS 4203. The horizontal datum was the North American Datum of 1983 NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

**ELEVATION DATUM:** Flood elevations on the FIRM are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at [www.ngs.noaa.gov](http://www.ngs.noaa.gov).

Local vertical monuments may have been used to create the map. To obtain current monument information, please contact the appropriate local community listed in Table 31 of this FIS Report.

**BASE MAP INFORMATION:** Base map information shown on the FIRM panels with effective date May 9, 2023 was provided by the Texas Department of Transportation, dated 2016 and 2020; the Texas Parks and Wildlife Department, dated 2016; and the U.S. Geological Survey, dated 2020. Base map information shown on the FIRM panels with effective dates January 19, 2006 and January 6, 2016 was provided in digital format by Texas Department of Transportation. This information was digitized from USGS 7.5 minute quadrangle maps at a scale of 1:15840. For information about base maps, refer to Section 6.2 "Base Map" in this FIS Report.

Corporate limits shown on the map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after the map was published, map users should contact appropriate community officials to verify current corporate limit locations.

### NOTES FOR FIRM INDEX

**REVISIONS TO INDEX:** As new studies are performed and FIRM panels are updated within Bastrop County, Texas, corresponding revisions to the FIRM Index will be incorporated within the FIS Report to reflect the effective dates of those panels. Please refer to Table 27 of this FIS Report to determine the most recent FIRM revision date for each community. The most recent FIRM panel effective date will correspond to the most recent index date.

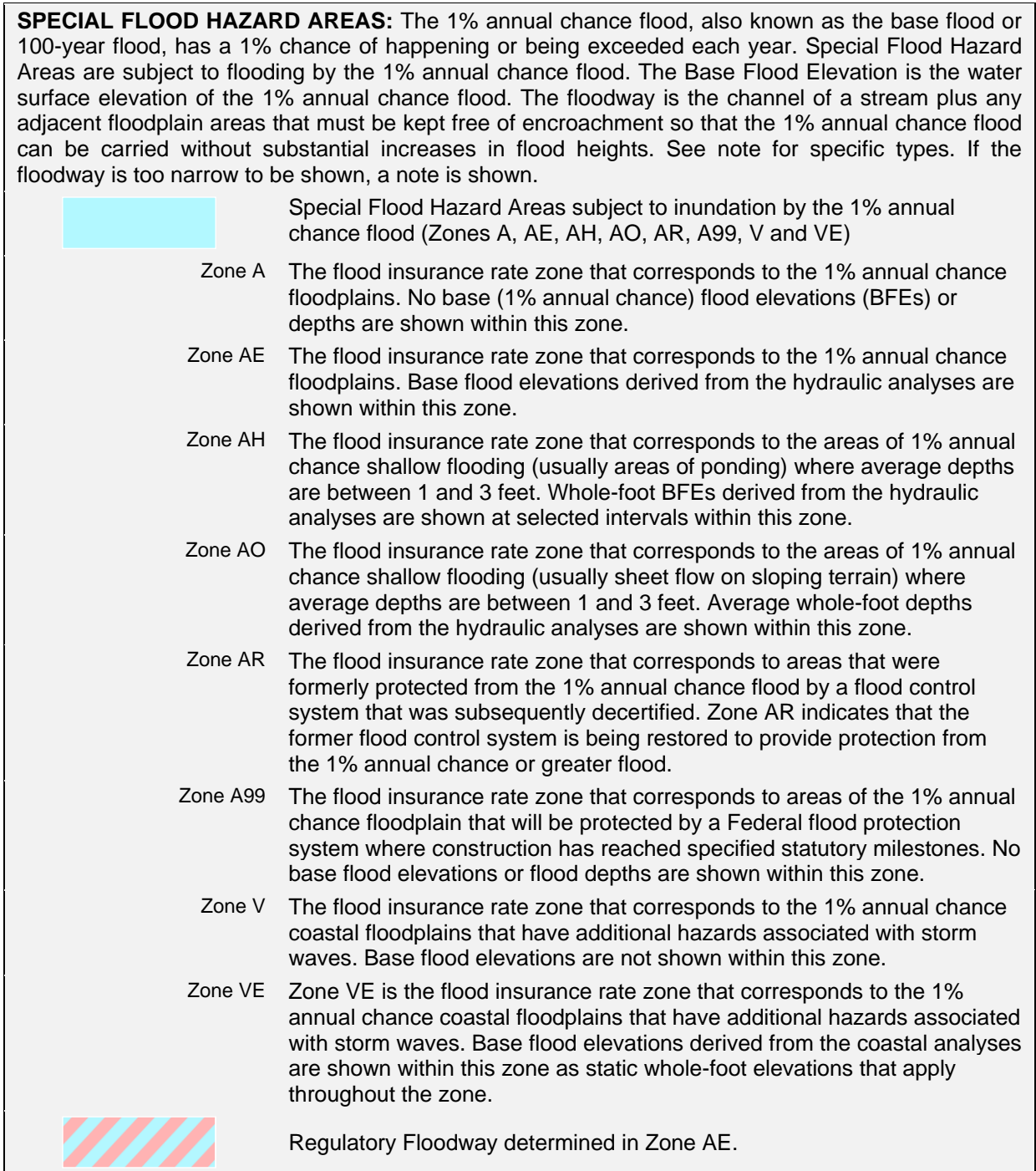
**ATTENTION:** The corporate limits shown are based on the best information available at the time of publication of this FIRM Index. As such, they may be more current than those shown on the FIRM panels issued before May 9, 2023.

**Figure 2. FIRM Notes to Users**

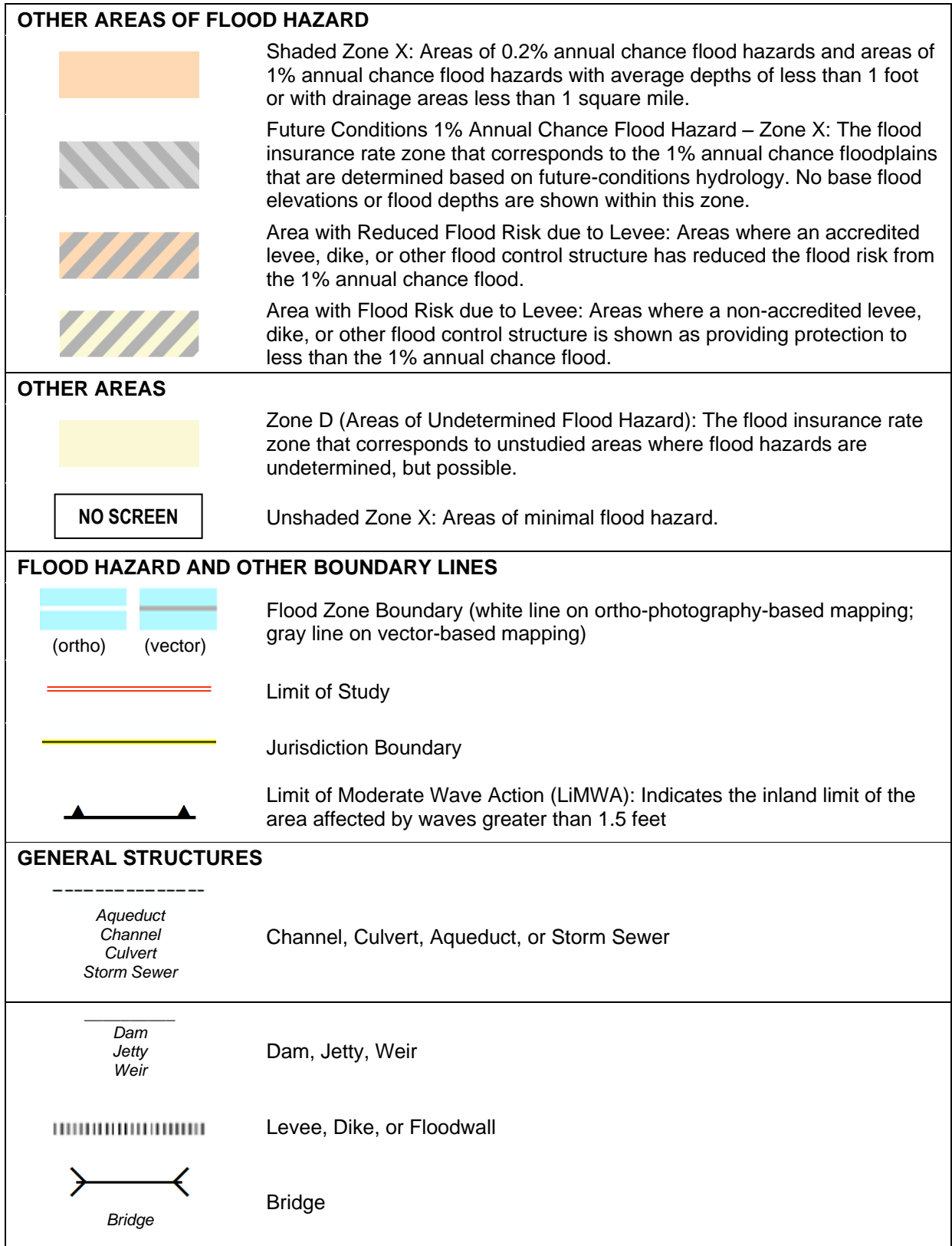
**FLOOD RISK REPORT:** A Flood Risk Report (FRR) may be available for many of the flooding sources and communities referenced in this FIS Report. The FRR is provided to increase public awareness of flood risk by helping communities identify the areas within their jurisdictions that have the greatest risks. Although non-regulatory, the information provided within the FRR can assist communities in assessing and evaluating mitigation opportunities to reduce these risks. It can also be used by communities developing or updating flood risk mitigation plans. These plans allow communities to identify and evaluate opportunities to reduce potential loss of life and property. However, the FRR is not intended to be the final authoritative source of all flood risk data for a project area; rather, it should be used with other data sources to paint a comprehensive picture of flood risk.

Each FIRM panel contains an abbreviated legend for the features shown on the maps. However, the FIRM panel does not contain enough space to show the legend for all map features. Figure 3 shows the full legend of all map features. Note that not all of these features may appear on the FIRM panels in Bastrop County.


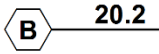
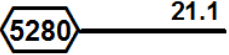
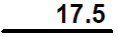
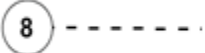









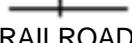
**Figure 3: Map Legend for FIRM**



**Figure 3: Map Legend for FIRM**



**Figure 3: Map Legend for FIRM**

<b>REFERENCE MARKERS</b>	
	River mile Markers
<b>CROSS SECTION &amp; TRANSECT INFORMATION</b>	
	Lettered Cross Section with Regulatory Water Surface Elevation (BFE)
	Numbered Cross Section with Regulatory Water Surface Elevation (BFE)
	Unlettered Cross Section with Regulatory Water Surface Elevation (BFE)
	Coastal Transect
	Profile Baseline: Indicates the modeled flow path of a stream and is shown on FIRM panels for all valid studies with profiles or otherwise established base flood elevation.
	Coastal Transect Baseline: Used in the coastal flood hazard model to represent the 0.0-foot elevation contour and the starting point for the transect and the measuring point for the coastal mapping.
	Base Flood Elevation Line
<b>ZONE AE (EL 16)</b>	Static Base Flood Elevation value (shown under zone label)
<b>ZONE AO (DEPTH 2)</b>	Zone designation with Depth
<b>ZONE AO (DEPTH 2) (VEL 15 FPS)</b>	Zone designation with Depth and Velocity
<b>BASE MAP FEATURES</b>	
	River, Stream or Other Hydrographic Feature
	Interstate Highway
	U.S. Highway
	State Highway
	County Highway
	Street, Road, Avenue Name, or Private Drive if shown on Flood Profile
	Railroad



**Figure 3: Map Legend for FIRM**

—————	Horizontal Reference Grid Line
—	Horizontal Reference Grid Ticks
+	Secondary Grid Crosshairs
Land Grant	Name of Land Grant
7	Section Number
R. 43 W. T. 22 N.	Range, Township Number
<sup>42</sup> <b>76</b> <sup>000m</sup> <b>E</b>	Horizontal Reference Grid Coordinates (UTM)
<b>365000 FT</b>	Horizontal Reference Grid Coordinates (State Plane)
<b>80° 16' 52.5"</b>	Corner Coordinates (Latitude, Longitude)

## SECTION 2.0 – FLOODPLAIN MANAGEMENT APPLICATIONS

### 2.1 Floodplain Boundaries

To provide a national standard without regional discrimination, the 1-percent-annual-chance (100-year) flood has been adopted by FEMA as the base flood for floodplain management purposes. The 0.2-percent-annual-chance (500-year) flood is employed to indicate additional areas of flood hazard in the community.

Each flooding source included in the project scope has been studied and mapped using professional engineering and mapping methodologies that were agreed upon by FEMA and Bastrop County as appropriate to the risk level. Flood risk is evaluated based on factors such as known flood hazards and projected impact on the built environment. Engineering analyses were performed for each studied flooding source to calculate its 1-percent-annual-chance flood elevations; elevations corresponding to other floods (e.g. 10-, 4-, 2-, 0.2-percent annual chance, etc.) may have also been computed for certain flooding sources. Engineering models and methods are described in detail in Section 5.0 of this FIS Report. The modeled elevations at cross sections were used to delineate the floodplain boundaries on the FIRM; between cross sections, the boundaries were interpolated using elevation data from various sources. More information on specific mapping methods is provided in Section 6.0 of this FIS Report.

Depending on the accuracy of available topographic data (Table 22), study methodologies employed (Section 5.0), and flood risk, certain flooding sources may be mapped to show both the 1-percent and 0.2-percent-annual-chance floodplain boundaries, regulatory water surface elevations (BFEs), and/or a regulatory floodway. Similarly, other flooding sources may be mapped to show only the 1-percent-annual-chance floodplain boundary on the FIRM, without published water surface elevations. In cases where the 1-percent and 0.2-percent-annual-chance floodplain boundaries are close together, only the 1-percent-annual-chance floodplain boundary is shown on the FIRM. Figure 3, “Map Legend for FIRM”, describes the flood zones that are used on the FIRMs to account for the varying levels of flood risk that exist along flooding sources within the project area. Table 2 and Table 3 indicate the flood zone designations for each flooding source and each community within Bastrop County, respectively.

Table 2, “Flooding Sources Included in this FIS Report,” lists each flooding source, including its study limits, affected communities, mapped zone on the FIRM, and the completion date of its engineering analysis from which the flood elevations on the FIRM and in the FIS Report were derived. Descriptions and dates for the latest hydrologic and hydraulic analyses of the flooding sources are shown in Table 12. Floodplain boundaries for these flooding sources are shown on the FIRM (published separately) using the symbology described in Figure 3. On the map, the 1-percent-annual-chance floodplain corresponds to the SFHAs. The 0.2-percent-annual-chance floodplain shows areas that, although out of the regulatory floodplain, are still subject to flood hazards.

Small areas within the floodplain boundaries may lie above the flood elevations but cannot be shown due to limitations of the map scale and/or lack of detailed topographic data. The procedures to remove these areas from the SFHA are described in Section 6.5 of this FIS Report.

**Table 2: Flooding Sources Included in this FIS Report**

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Cedar Creek	Bastrop County, Unincorporated Areas	Confluence with Colorado River	Bastrop / Caldwell County Line	12090301	36.9	Y	AE	2020
Cedar Creek Tributary 2	Bastrop County, Unincorporated Areas	Approximately 690 feet upstream of State Highway 71	Approximately 550 feet upstream of Steven F. Austin Boulevard	12090301	0.3	N	AE	*
Cedar Creek Zone A Tributaries	Bastrop County, Unincorporated Areas	Varies	Varies	12090301	21.8	N	A	2020
Colorado River	Bastrop, City of; Bastrop County, Unincorporated Areas; Smithville, City of	Bastrop / Fayette County Line	Bastrop / Travis County Line	12090301	61.0	Y	AE	2003
Diversion	Bastrop County, Unincorporated Areas; Smithville, City of	Confluence with Gazley Creek	Divergence from Willow Creek	12090301	1.3	N	A, AO	2020
Dry Creek East	Bastrop County, Unincorporated Areas	Confluence with Colorado River	Bastrop / Travis County Line	12090301	4.8	Y	AE	2013
Gazley Creek	Bastrop County, Unincorporated Areas; Smithville, City of	Confluence with Colorado River	Approximately 490 feet upstream of Railroad	12090301	1.6	N	AE	2020
Gills Branch	Bastrop, City of; Bastrop County, Unincorporated Area	Confluence with Colorado River	Approximately 4535 feet upstream of the confluence with Colorado River	12090301	1.0	Y	AE	2013
Gills Branch	Bastrop, City of; Bastrop County, Unincorporated Area	Approximately 4535 feet upstream of confluence with Colorado River	Approximately 200 feet upstream of State Highway 95	12090301	1.0	Y	AE, AO	2020

**Table 2: Flooding Sources Included in the FIS Report (continued)**

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Greens Creek	Bastrop County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 1,745 feet upstream of Lois Lane	12090301	6.7	N	AE	2020
Long Branch	Bastrop County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 1.4 miles upstream of South Earl Callahan Road	12090301	6.8	N	AE	2020
Lytton Springs Creek	Bastrop County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 1.2 miles upstream of the confluence with Cedar Creek	12090301	1.2	N	AE	2020
Maha Creek	Bastrop County, Unincorporated Areas	Confluence with Cedar Creek	Bastrop / Caldwell County Line	12090301	10.9	N	AE	2020
Piney Creek	Bastrop County, Unincorporated Areas	Approximately 4,000 feet upstream of the confluence of Sandy Creek	Approximately 4.0 miles upstream of the confluence of Sandy Creek	12090301	3.3	N	AE	2004
Piney Creek North	Bastrop, City of; Bastrop County, Unincorporated Areas	Confluence with Colorado River	Approximately 1.0 miles upstream of State Highway 95	12090301	3.3	N	AE, AO	2020
Railroad	Bastrop, City of	Confluence with Gills Branch	Approximately 1,390 feet upstream of Farm Street	12090301	0.7	N	A	2020
Sandy Creek	Bastrop County, Unincorporated Areas	Approximately 1.6 miles upstream of the confluence with Piney Creek	Approximately 4.3 miles upstream of the confluence with Piney Creek	12090301	2.3	N	AE	2004

**Table 2: Flooding Sources Included in the FIS Report (continued)**

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Unnamed Tributary to Colorado River	Bastrop County, Unincorporated Areas	Confluence with Colorado River	Approximately 1.9 miles upstream of the confluence with Colorado River	12090301	1.9	N	AE	*
Walnut Creek and Zone A Tributaries	Bastrop County, Unincorporated Areas	Varies	Varies	12090301	83.8	N	A	2020
Willow Creek	Bastrop County, Unincorporated Areas; Smithville, City of	Confluence with Colorado River	Approximately 0.7 miles upstream of Bunte Road	12090301	6.9	N	AE	2020
ZONE A	Bastrop, City of; Bastrop County, Unincorporated Areas; Elgin, City of	All within Bastrop County	All within Bastrop County	12070102, 12070205, 12090301, 12100202	*	N	A	2004

\*Data not available

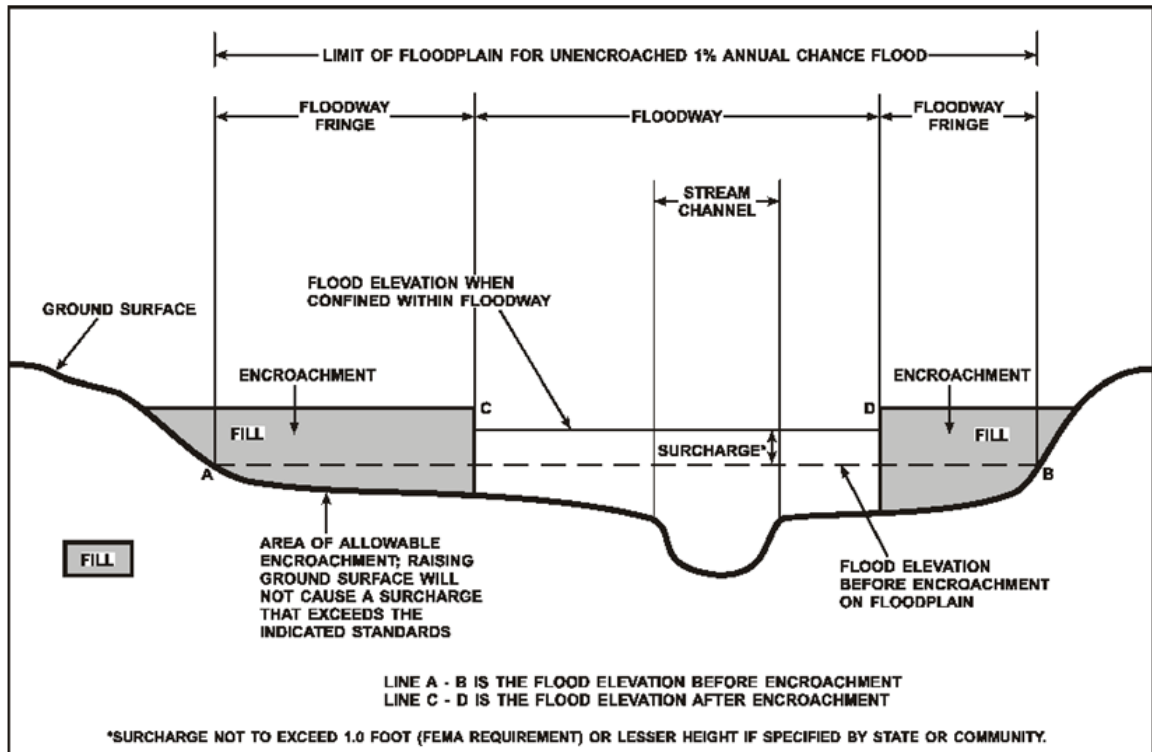
## 2.2 Floodways

Encroachment on floodplains, such as structures and fill, reduces flood-carrying capacity, increases flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard.

For purposes of the NFIP, a floodway is used as a tool to assist local communities in balancing floodplain development against increasing flood hazard. With this approach, the area of the 1-percent-annual-chance floodplain on a river is divided into a floodway and a floodway fringe based on hydraulic modeling. The floodway is the channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment in order to carry the 1-percent-annual-chance flood. The floodway fringe is the area between the floodway and the 1-percent-annual-chance floodplain boundaries where encroachment is permitted. The floodway must be wide enough so that the floodway fringe could be completely obstructed without increasing the water surface elevation of the 1-percent-annual-chance flood more than 1 foot at any point. Typical relationships between the floodway and the floodway fringe and their significance to floodplain development are shown in Figure 4.

To participate in the NFIP, Federal regulations require communities to limit increases caused by encroachment to 1.0 foot, provided that hazardous velocities are not produced. The floodways in this project are presented to local agencies as minimum standards that can be adopted directly or that can be used as a basis for additional floodway projects.

Figure 4: Floodway Schematic



Floodway widths presented in this FIS Report and on the FIRM were computed at cross sections. Between cross sections, the floodway boundaries were interpolated. For certain stream segments, floodways were adjusted so that the amount of floodwaters conveyed on each side of the floodplain would be reduced equally. The results of the floodway computations have been tabulated for selected cross sections and are shown in Table 23, "Floodway Data."

All floodways that were developed for this Flood Risk Project are shown on the FIRM using the symbology described in Figure 3. In cases where the floodway and 1-percent-annual-chance floodplain boundaries are either close together or collinear, only the floodway boundary has been shown on the FIRM. For information about the delineation of floodways on the FIRM, refer to Section 6.3.

### 2.3 Base Flood Elevations

The hydraulic characteristics of flooding sources were analyzed to provide estimates of the elevations of floods of the selected recurrence intervals. The BFE is the elevation of the 1-percent-annual-chance flood. These BFEs are most commonly rounded to the whole foot, as shown on the FIRM, but in certain circumstances or locations they may be rounded to 0.1 foot. Cross section lines shown on the FIRM may also be labeled with the BFE rounded to 0.1 foot. Whole-foot BFEs derived from engineering analyses that apply to coastal areas, areas of ponding, or other static areas with little elevation change may also be shown at selected intervals on the FIRM.

BFEs are primarily intended for flood insurance rating purposes. Cross sections with

BFEs shown on the FIRM correspond to the cross sections shown in the Floodway Data table and Flood Profiles in this FIS Report. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS Report in conjunction with the data shown on the FIRM. For example, the user may use the FIRM to determine the stream station of a location of interest and then use the profile to determine the 1-percent annual chance elevation at that location. Because only selected cross sections may be shown on the FIRM for riverine areas, the profile should be used to obtain the flood elevation between mapped cross sections. Additionally, for riverine areas, whole-foot elevations shown on the FIRM may not exactly reflect the elevations derived from the hydraulic analyses; therefore, elevations obtained from the profile may more accurately reflect the results of the hydraulic analysis.

## **2.4 Non-Encroachment Zones**

This section is not applicable to this Flood Risk Project.

## **2.5 Coastal Flood Hazard Areas**

This section is not applicable to this Flood Risk Project.

### **2.5.1 Water Elevations and the Effects of Waves**

This section is not applicable to this Flood Risk Project.

#### **Figure 5: Wave Runup Transect Schematic**

**[Not Applicable to this Flood Risk Project]**

### **2.5.2 Floodplain Boundaries and BFEs for Coastal Areas**

This section is not applicable to this Flood Risk Project.

### **2.5.3 Coastal High Hazard Areas**

This section is not applicable to this Flood Risk Project.

#### **Figure 6: Coastal Transect Schematic**

**[Not Applicable to this Flood Risk Project]**

### **2.5.4 Limit of Moderate Wave Action**

This section is not applicable to this Flood Risk Project.

## **SECTION 3.0 – INSURANCE APPLICATIONS**

### **3.1 National Flood Insurance Program Insurance Zones**

For flood insurance applications, the FIRM designates flood insurance rate zones as



described in Figure 3, “Map Legend for FIRM.” Flood insurance zone designations are assigned to flooding sources based on the results of the hydraulic or coastal analyses. Insurance agents use the zones shown on the FIRM and depths and base flood elevations in this FIS Report in conjunction with information on structures and their contents to assign premium rates for flood insurance policies.

The 1-percent-annual-chance floodplain boundary corresponds to the boundary of the areas of special flood hazards (e.g. Zones A, AE, V, VE, etc.), and the 0.2-percent-annual-chance floodplain boundary corresponds to the boundary of areas of additional flood hazards.

Table 3 lists the flood insurance zones in Bastrop County.

**Table 3: Flood Zone Designations by Community**

Community	Flood Zone(s)
Bastrop, City of	A, AE, AO, X
Bastrop County, Unincorporated Areas	A, AE, AO, X
Elgin, City of	A, AE, X
Smithville, City of	A, AE, X

## SECTION 4.0 – AREA STUDIED

### 4.1 Basin Description

Table 4 contains a description of the characteristics of the HUC-8 sub-basins within which each community falls. The table includes the main flooding sources within each basin, a brief description of the basin, and its drainage area.

**Table 4: Basin Characteristics**

HUC-8 Sub-Basin Name	HUC-8 Sub-Basin Number	Primary Flooding Source	Description of Affected Area	Drainage Area (square miles)
Lower Colorado-Cummins	12090301	Colorado River	Largest watershed within Bastrop County, encompassing the central portion of the county	2,196
Middle Guadalupe	12100202	Guadalupe River	Encompasses the southern corner of the county	2,138
San Gabriel	12070205	San Gabriel River	Located in the southeastern portion of the county	1,367
Yegua	12070102	Yegua Creek	A small portion is located in the northernmost portion of the county	1,321

### 4.2 Principal Flood Problems

Table 5 contains a description of the principal flood problems that have been noted for Bastrop County by flooding source.

**Table 5: Principal Flood Problems**

Flooding Source	Description of Flood Problems
Colorado River	The Colorado River can experience significant increases in stage. Some of the more significant storms on record include those of May 1975, June 1981, and October 1961. These were approximately 10-year, 10-year, and 20-year storms, respectively. These storms have all occurred since the construction of Lake Travis, approximately 80 river miles upstream, in the early 1940's. Lake Travis, Buchanan, and other reservoirs in the Highland Lake System provide a significant amount of flood protection for the Colorado River near the City of Bastrop. Prior to the construction of Lake Travis, extremely large floods were experienced in July 1869, June 1935, and December 1913. These events exceeded the stage of the October 1961 flood of 34.4 feet by 25.9 feet, 22.6 feet, and 18.9 feet, respectively. If events such as these were to occur today, without the upstream control provided by the Highland Lakes as discussed above, widespread flooding and property damage would result.
Gills Branch, Piney Creek North	The City of Bastrop can experience some local flooding due to these streams. However, due to the lack of gage records, no frequency information is available.

Table 6 contains information about historic flood elevations in the communities within Bastrop County.

**Table 6: Historic Flooding Elevations**

**[Not Applicable to this Flood Risk Project]**

**4.3 Non-Levee Flood Protection Measures**

Table 7 contains information about non-levee flood protection measures within Bastrop County such as dams, jetties, and or dikes. Levees are addressed in Section 4.4 of this FIS Report.

**Table 7: Non-Levee Flood Protection Measures**

**[Not Applicable to this Flood Risk Project]**

**4.4 Levees**

This section is not applicable to this Flood Risk Project.

**Table 8: Levees**

**[Not Applicable to this Flood Risk Project]**

**SECTION 5.0 – ENGINEERING METHODS**

For the flooding sources in the community, standard hydrologic and hydraulic study methods were used to determine the flood hazard data required for this study. Flood

events of a magnitude that are expected to be equaled or exceeded at least once on the average during any 10-, 25-, 50-, 100-, or 500-year period (recurrence interval) have been selected as having special significance for floodplain management and for flood insurance rates. These events, commonly termed the 10-, 25-, 50-, 100-, and 500-year floods, have a 10-, 4-, 2-, 1-, and 0.2-percent-annual-chance, respectively, of being equaled or exceeded during any year.

Although the recurrence interval represents the long-term, average period between floods of a specific magnitude, rare floods could occur at short intervals or even within the same year. The risk of experiencing a rare flood increases when periods greater than 1 year are considered. For example, the risk of having a flood that equals or exceeds the 100-year flood (1-percent chance of annual exceedance) during the term of a 30-year mortgage is approximately 26 percent (about 3 in 10); for any 90-year period, the risk increases to approximately 60 percent (6 in 10). The analyses reported herein reflect flooding potentials based on conditions existing in the community at the time of completion of this study. Maps and flood elevations will be amended periodically to reflect future changes.

In addition to these flood events, the “1-percent-plus”, or “1%+”, annual chance flood elevation has been modeled and included on the flood profile for certain flooding sources in this FIS Report. While not used for regulatory or insurance purposes, this flood event has been calculated to help illustrate the variability range that exists between the regulatory 1-percent-annual-chance flood elevation and a 1-percent-annual-chance elevation that has taken into account an additional amount of uncertainty in the flood discharges (thus, the 1% “plus”). For flooding sources whose discharges were estimated using regression equations, the 1%+ flood elevations are derived by taking the 1-percent-annual-chance flood discharges and increasing the modeled discharges by a percentage equal to the average predictive error for the regression equation. For flooding sources with gage- or rainfall-runoff-based discharge estimates, the upper 84-percent confidence limit of the discharges is used to compute the 1%+ flood elevations.

The engineering analyses described here incorporate the results of previously issued Letters of Map Change (LOMCs) listed in Table 26, “Incorporated Letters of Map Change”, which include Letters of Map Revision (LOMRs). For more information about LOMRs, refer to Section 6.5, “FIRM Revisions.”

## 5.1 Hydrologic Analyses

Hydrologic analyses were carried out to establish the peak elevation-frequency relationships for floods of the selected recurrence intervals for each flooding source studied. Hydrologic analyses are typically performed at the watershed level. Depending on factors such as watershed size and shape, land use and urbanization, and natural or man-made storage, various models or methodologies may be applied. A summary of the hydrologic methods applied to develop the discharges used in the hydraulic analyses for each stream is provided in Table 12. Greater detail (including assumptions, analysis, and results) is available in the archived project documentation.

A summary of the discharges is provided in Table 9. Frequency Discharge-Drainage Area Curves used to develop the hydrologic models may also be shown in Figure 7 for selected flooding sources. Stream gage information is provided in Table 11.

Table 9: Summary of Discharges

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Cedar Creek	Confluence with Colorado River	352.3	60,100	94,240	125,480	164,790	268,880
	Confluence with Walnut Creek	280.6	49,510	77,820	103,110	134,21	219,910
	Confluence with Long Branch	136.8	19,420	28,450	36,070	49,720	89,900
	FM 20	130.4	19,330	27,600	35,100	49,420	88,630
	Confluence with Greens Creek	112.6	17,390	24,920	33,720	48,030	83,800
	Confluence with Maha Creek	92.5	14,950	22,290	32,620	45,750	77,310
	FM 812	37.4	11,480	17,490	23,020	29,880	47,660
	Confluence with Lytton Springs Creek	25.9	11,390	15,960	20,090	25,520	38,570
	Caldwell Road	20.1	9,750	13,120	16,170	20,400	30,160
Cedar Creek Tributary 2	State Highway 71	2.12	1,467	*	2,382	2,776	2,797
Colorado River	Bastrop Gage (USGS Gage No. 08159200)	39,980	71,975	*	120,920	142,020	319,352
Dry Creek East	At confluence with Colorado River	55.7	11,200	14,100	15,900	19,200	28,900
	Just downstream of confluence of Moss Branch	54.9	11,200	14,100	15,800	19,000	28,600
	Approximately 700 feet upstream of confluence of Moss Branch	52.7	11,100	13,900	15,700	17,900	27,300
	Just downstream of confluence of Red Gully Creek	52.1	11,100	13,900	15,700	17,500	26,800
	Approximately 0.35 miles upstream of confluence of Red Gully Creek	45.3	10,800	13,500	15,100	16,800	20,700
	Approximately 0.59 miles downstream of Empedrado Lane	44.4	10,800	13,500	15,100	16,800	20,600
	Approximately 0.28 miles downstream of Empedrado Lane	44.1	10,800	13,500	15,100	16,800	20,600
	Approximately 385 feet downstream of Travis/Bastrop County Line	43.8	10,800	13,500	15,100	16,700	20,600

Table 9: Summary of Discharges (continued)

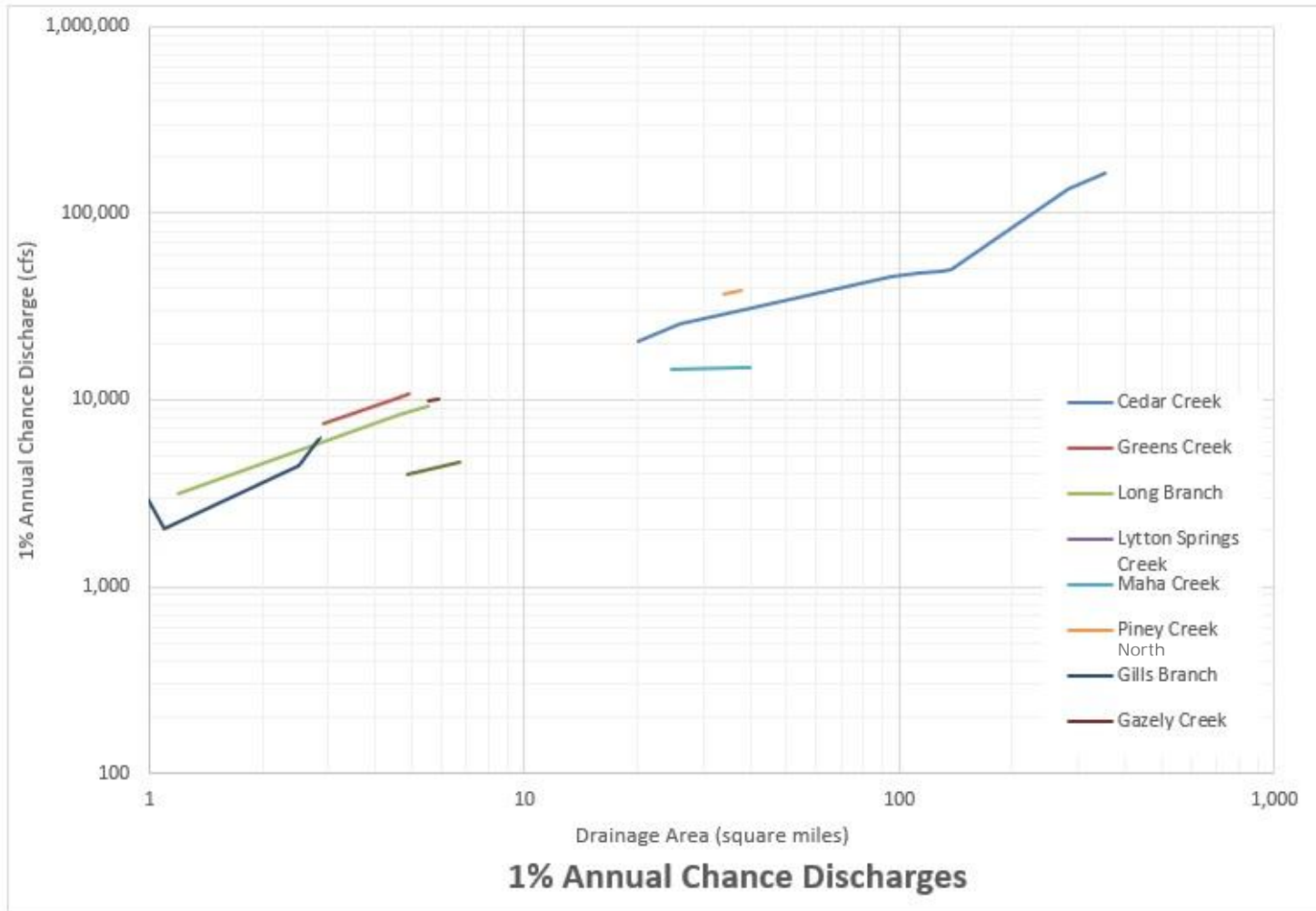
Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Dry Creek East (continued)	Approximately 0.57 miles upstream of Tucker Hill Lane	43.0	12,900	17,400	20,500	23,500	20,600
Gazley Creek	Confluence with Colorado River	5.9	6,200	7,800	9,000	10,000	12,500
	Railroad	5.5	6,200	7,800	8,900	9,900	12,500
Gills Branch	Confluence with Colorado River	2.9	3,860	4,850	5,550	6,230	8,040
	State Highway 71 / State Highway 21	1.9	2,930	3,530	3,970	4,420	5,840
	State Loop 150 / Chestnut Street	1.5	1,486	1,698	1,862	2,021	2,463
	State Highway 95	1.0	1,960	2,400	2,720	3,040	3,950
Greens Creek	Confluence with Cedar Creek	4.9	4,150	6,730	8,790	10,700	14,920
	State Highway 21	4.4	4,150	6,600	8,260	9,920	13,700
	Clear Springs Lake	2.9	3,510	5,260	6,370	7,440	9,950
Long Branch	Confluence with Cedar Creek	5.6	4,960	6,670	7,730	9,220	13,470
	Texas Independent Trail / FM 20	4.6	4,470	5,890	6,930	8,400	11,990
	Earl Callahan Road	1.2	1,890	2,370	2,770	3,170	4,280
Lytton Springs Creek	Confluence with Cedar Creek	4.7	3,730	4,700	5,500	6,650	10,060
Maha Creek	Confluence with Cedar Creek	39.8	6,450	9,280	11,820	14,960	24,420
	State Highway 21	39.7	6,450	9,280	11,820	14,960	24,420
	Thousand Oaks Drive	38.1	6,370	9,140	11,730	14,860	24,360
	At Bastrop / Travis County Line	24.8	5,400	8,610	11,470	14,790	23,410
Piney Creek	Confluence of Sandy Creek	17.7	8,499	*	12,821	16,360	19,599
	Approximately 4.0 miles upstream of the confluence of Sandy Creek	3.0	8,078	*	12,078	15,388	18,297
Piney Creek North	Confluence with Colorado River	38.1	18,430	25,640	31,970	38,250	51,330
	State Highway 95	33.9	17,670	24,560	31,070	37,170	52,220
Sandy Creek	At the confluence with Piney Creek	39.9	20,650	*	30,916	39,539	46,887
	Approximately 4.0 miles upstream of the confluence with Piney Creek	31.7	15,091	*	22,906	29,365	35,207

**Table 9: Summary of Discharges (continued)**

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Unnamed Tributary to Colorado River	At confluence with Colorado River	0.94	315	*	795	1,180	1,675
	Approximately 500 feet upstream of FM 969	0.84	355	*	750	1,085	1,675
	Approximately 1.4 miles upstream of FM 969	0.42	250	*	450	610	840
Willow Creek	Loop Road	6.2	1,950	2,500	3,400	4,600	7,900
	State Highway 71	4.9	1,350	2,300	3,100	4,000	6,600

\*Not calculated for this Flood Risk Project

Figure 7: Frequency Discharge-Drainage Area Curves



**Table 10: Summary of Non-Coastal Stillwater Elevations****[Not Applicable to this Flood Risk Project]****Table 11: Stream Gage Information used to Determine Discharges**

Flooding Source	Gage Identifier	Agency that Maintains Gage	Site Name	Drainage Area (Square Miles)	Period of Record	
					From	To
Cedar Creek	5521	LCRA	Cedar Creek Below Bastrop	130	06/30/2000	04/10/2018

## 5.2 Hydraulic Analyses

Analyses of the hydraulic characteristics of flooding from the sources studied were carried out to provide estimates of the elevations of floods of the selected recurrence intervals. Base flood elevations on the FIRM represent the elevations shown on the Flood Profiles and in the Floodway Data tables in the FIS Report. Rounded whole-foot elevations may be shown on the FIRM in coastal areas, areas of ponding, and other areas with static base flood elevations. These whole-foot elevations may not exactly reflect the elevations derived from the hydraulic analyses. Flood elevations shown on the FIRM are primarily intended for flood insurance rating purposes. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS Report in conjunction with the data shown on the FIRM. The hydraulic analyses for this FIS were based on unobstructed flow. The flood elevations shown on the profiles are thus considered valid only if hydraulic structures remain unobstructed, operate properly, and do not fail.

For streams for which hydraulic analyses were based on cross sections, locations of selected cross sections are shown on the Flood Profiles (Exhibit 1). For stream segments for which a floodway was computed (Section 6.3), selected cross sections are also listed in Table 23, "Floodway Data."

A summary of the methods used in hydraulic analyses performed for this project is provided in Table 12. Roughness coefficients are provided in Table 13. Roughness coefficients are values representing the frictional resistance water experiences when passing overland or through a channel. They are used in the calculations to determine water surface elevations. Greater detail (including assumptions, analysis, and results) is available in the archived project documentation.



**Table 12: Summary of Hydrologic and Hydraulic Analyses**

Flooding Source	Study Limits Downstream Limit	Study Limits Upstream Limit	Hydrologic Model or Method Used	Hydraulic Model or Method Used	Date Analyses Completed	Flood Zone on FIRM	Special Considerations
Cedar Creek	Confluence with Colorado River	Bastrop / Caldwell County Line	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	AE w/ Floodway	Lateral structure used to represent overflow from Cedar Creek which will continue to Colorado River
Cedar Creek Tributary 2	Approximately 690 feet upstream of State Highway 71	Approximately 550 feet upstream of Steven F. Austin Boulevard	HEC-HMS 4.0	HEC-RAS 4.1.0	*	AE	Studied as part of LOMR 16-06-1114P
Cedar Creek Zone A Tributaries	Varies	Varies	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	A	
Colorado River	Bastrop / Fayette County Line	Bastrop / Travis County Line	HEC-HMS 2.0	HEC-RAS 3.1	04/2003	AE w/ Floodway	The peak discharges were developed by a flood frequency analysis of the annual peak floods for the stream flow data recorded over a 70-year period of record. Cross section data was taken from 2-foot contour interval topographic maps of Bastrop County and 1-foot-contour interval topographic maps for the City of Bastrop. The mapping was supplemented with field surveys conducted in the summer of 2001 as a part of the Lower Colorado River Basin-wide study as well as the Texas Department of Transportation roadway and bridge construction plans.
Diversion	Confluence with Gazley Creek	Divergence from Willow Creek	HEC-HMS 3.5	HEC-RAS 4.1.0	03/31/2020	A, AO	Represents the overflow from Willow Creek which is conveyed to Gazley Creek
Dry Creek East	Confluence with Colorado River	Bastrop / Travis County Line	HEC-RAS 3.1.3	Aerially Reduced Peak Discharges	03/31/2020	AE w/ Floodway	Flow data was based on aerially reduced peak discharges. Peak Discharges at key locations along the study streams were place approximately one-half to one-third upstream of the reach between the key flow break locations.
Gazley Creek	Confluence with Colorado River	Approximately 490 feet upstream of Railroad	HEC-HMS 3.5	HEC-RAS 4.1.0	03/31/2020	AE	

**Table 12: Summary of Hydrologic and Hydraulic Analyses (continued)**

Flooding Source	Study Limits Downstream Limit	Study Limits Upstream Limit	Hydrologic Model or Method Used	Hydraulic Model or Method Used	Date Analyses Completed	Flood Zone on FIRM	Special Considerations
Gills Branch	Confluence with Colorado River	Approximately 4535 feet upstream of the confluence with Colorado River	HEC-HMS 2.0	HEC-RAS 3.1	4/17/2003	AE w/ Floodway	
Gills Branch	Approximately 4535 feet upstream of the confluence with Colorado River	Approximately 200 feet upstream of State Highway 95	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	AE w/ Floodway, AO	Lateral structure used to represent shallow overflow from Gills Branch to the Railroad tributary.
Greens Creek	Confluence with Cedar Creek	Approximately 1,745 feet upstream of Lois Lane	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	AE	
Long Branch	Confluence with Cedar Creek	Approximately 1.4 miles upstream of South Earl Callahan Road	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	AE	
Lytton Springs Creek	Confluence with Cedar Creek	Approximately 1.2 miles upstream of the confluence with Cedar Creek	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	AE	
Maha Creek	Confluence with Cedar Creek	Bastrop / Caldwell County Line	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	AE	
Piney Creek	Approximately 4,000 feet upstream of the confluence of Sandy Creek	Approximately 4.0 miles upstream of the confluence of Sandy Creek	Regional Regression Equations	HEC-RAS 3.0	08/03/2004	AE	
Piney Creek North	Confluence with Colorado River	Approximately 1.0 miles upstream of State Highway 95	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	AE, AO	Lateral structure used to represent shallow overflow near Pecan Street, re-entering Piney Creek near Juniper Street.
Railroad	Confluence with Gills Branch	Approximately 1,390 feet upstream of Farm Street	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	A	

**Table 12: Summary of Hydrologic and Hydraulic Analyses (continued)**

Flooding Source	Study Limits Downstream Limit	Study Limits Upstream Limit	Hydrologic Model or Method Used	Hydraulic Model or Method Used	Date Analyses Completed	Flood Zone on FIRM	Special Considerations
Unnamed Tributary to Colorado River	Confluence with Colorado River	Approximately 1.9 miles upstream of the confluence with Colorado River	HEC-HMS 3.5	HEC-RAS 4.1.0	*	AE	Studied as part of LOMR 14-06-0986P
Walnut Creek and Zone A Tributaries	Varies	Varies	HEC-HMS 4.2	HEC-RAS 5.0.3	03/31/2020	A	
Willow Creek	Confluence with Colorado River	Approximately 0.7 miles upstream of Bunte Road	HEC-HMS 3.5	HEC-RAS 4.1.0	03/31/2020	AE	
Zone A	All within Bastrop County	All within Bastrop County	Regional Regression Equations	HEC-RAS 3.0	08/03/2004	A	

\*Data not available

**Table 13: Roughness Coefficients**

Flooding Source	Channel "n"	Overbank "n"
Cedar Creek	0.030-0.075	0.040-0.100
Cedar Creek Tributary 2	*	*
Cedar Creek Zone A Tributaries	0.030-0.075	0.040-0.100
Colorado River	0.030-0.046	0.040-0.100
Diversion	0.040-0.045	0.030-0.120
Dry Creek East	0.050-0.070	0.040-0.150
Gazley Creek	0.050-0.065	0.030-0.120
Gills Branch	0.015-0.070	0.030-0.120
Greens Creek	0.030-0.075	0.040-0.100
Long Branch	0.030-0.075	0.040-0.100
Lytton Springs Creek	0.030-0.075	0.040-0.100
Maha Creek	0.030-0.075	0.040-0.100
Piney Creek	0.030-0.060	0.070-1.000
Piney Creek North	0.050-0.060	0.060-0.120
Railroad	0.060	0.030-0.120
Sandy Creek	0.030-0.060	0.070-1.000
Unnamed Tributary to Colorado River	*	*
Walnut Creek and Zone A Tributaries	0.050-0.055	0.040-0.100
Willow Creek	0.015-0.065	0.015-0.120
Zone A (2004)	0.030-0.060	0.070-1.000

\*Data not available

### 5.3 Coastal Analyses

This section is not applicable to this Flood Risk Project.

**Table 14: Summary of Coastal Analyses**

**[Not Applicable to this Flood Risk Project]**

#### 5.3.1 Total Stillwater Elevations

This section is not applicable to this Flood Risk Project.

**Figure 8: 1% Annual Chance Total Stillwater Elevations for Coastal Areas**

**[Not Applicable to this Flood Risk Project]**

**Table 15: Tide Gage Analysis Specifics**

**[Not Applicable to this Flood Risk Project]**

#### 5.3.2 Waves

This section is not applicable to this Flood Risk Project.

### 5.3.3 Coastal Erosion

This section is not applicable to this Flood Risk Project.

### 5.3.4 Wave Hazard Analyses

This section is not applicable to this Flood Risk Project.

#### **Table 16: Coastal Transect Parameters**

**[Not Applicable to this Flood Risk Project]**

#### **Figure 9: Transect Location Map**

**[Not Applicable to this Flood Risk Project]**

## 5.4 Alluvial Fan Analyses

This section is not applicable to this Flood Risk Project.

#### **Table 17: Summary of Alluvial Fan Analyses**

**[Not Applicable to this Flood Risk Project]**

#### **Table 18: Results of Alluvial Fan Analyses**

**[Not Applicable to this Flood Risk Project]**

## SECTION 6.0 – MAPPING METHODS

### 6.1 Vertical and Horizontal Control

All FIS Reports and FIRMs are referenced to a specific vertical datum. The vertical datum provides a starting point against which flood, ground, and structure elevations can be referenced and compared. Until recently, the standard vertical datum used for newly created or revised FIS Reports and FIRMs was the National Geodetic Vertical Datum of 1929 (NGVD29). With the completion of the North American Vertical Datum of 1988 (NAVD88), many FIS Reports and FIRMs are now prepared using NAVD88 as the referenced vertical datum.

Flood elevations shown in this FIS Report and on the FIRMs are referenced to NAVD88. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between NGVD29 and NAVD88 or other datum conversion, visit the National Geodetic Survey website at [www.ngs.noaa.gov](http://www.ngs.noaa.gov).

Temporary vertical monuments are often established during the preparation of a flood hazard analysis for the purpose of establishing local vertical control. Although these monuments are not shown on the FIRM, they may be found in the archived project documentation associated with the FIS Report and the FIRMs for this community. Interested individuals may contact FEMA to access these data.

To obtain current elevation, description, and/or location information for benchmarks in the area, please visit the NGS website at [www.ngs.noaa.gov](http://www.ngs.noaa.gov).

A countywide conversion factor from NGVD29 to NAVD88 in Bastrop County is +0.2 feet (FEMA 2006).

**Table 19: Countywide Vertical Datum Conversion**

**[Not Applicable to this Flood Risk Project]**

**Table 20: Stream-Based Vertical Datum Conversion**

**[Not Applicable to this Flood Risk Project]**

**6.2 Base Map**

The FIRMs and FIS Report for this project have been produced in a digital format. The flood hazard information was converted to a Geographic Information System (GIS) format that meets FEMA’s FIRM Database specifications and geographic information standards. This information is provided in a digital format so that it can be incorporated into a local GIS and be accessed more easily by the community. The FIRM Database includes most of the tabular information contained in the FIS Report in such a way that the data can be associated with pertinent spatial features. For example, the information contained in the Floodway Data table and Flood Profiles can be linked to the cross sections that are shown on the FIRMs. Additional information about the FIRM Database and its contents can be found in FEMA’s *Guidelines and Standards for Flood Risk Analysis and Mapping*, [www.fema.gov/flood-maps/guidance-partners/guidelines-standards](http://www.fema.gov/flood-maps/guidance-partners/guidelines-standards).

Base map information shown on the FIRM was derived from the sources described in Table 21.

**Table 21: Base Map Sources**

Data Type	Data Provider	Data Date	Data Scale	Data Description
Base data from the 2006 and 2016 FIS Report and County boundary	Texas Department of Transportation	*	*	County boundary; municipal boundaries; state parks; roads; railroads; and streams, rivers, and lakes derived from NHD. The County boundary is also used for the May 9, 2023 FIS Report.
Political boundaries	Texas Department of Transportation	2020	1:12,000	Municipal boundaries
State Park boundaries	Texas Parks and Wildlife Department	2016	1:12,000	State Park boundaries
Transportation Features	Texas Department of Transportation	2020	1:12,000	Roads
Transportation Features	Texas Department of Transportation	2016	1:12,000	Railroads

**Table 21: Base Map Sources (continued)**

Data Type	Data Provider	Data Date	Data Scale	Data Description
Surface Water Features	U.S. Geological Survey	2020	1:12,000	Streams, rivers, and lakes derived from NHD

\*Data not available

### 6.3 Floodplain and Floodway Delineation

The FIRM shows tints, screens, and symbols to indicate floodplains and floodways as well as the locations of selected cross sections used in the hydraulic analyses and floodway computations.

For riverine flooding sources, the mapped floodplain boundaries shown on the FIRM have been delineated using the flood elevations determined at each cross section; between cross sections, the boundaries were interpolated using the topographic elevation data described in Table 22.

In cases where the 1-percent and 0.2-percent-annual-chance floodplain boundaries are close together, only the 1-percent-annual-chance floodplain boundary has been shown. Small areas within the floodplain boundaries may lie above the flood elevations but cannot be shown due to limitations of the map scale and/or lack of detailed topographic data.

The floodway widths presented in this FIS Report and on the FIRM were computed for certain stream segments on the basis of equal conveyance reduction from each side of the floodplain. Floodway widths were computed at cross sections. Between cross sections, the floodway boundaries were interpolated. Table 2 indicates the flooding sources for which floodways have been determined. The results of the floodway computations for those flooding sources have been tabulated for selected cross sections and are shown in Table 23, "Floodway Data."

**Table 22: Summary of Topographic Elevation Data used in Mapping**

Community	Flooding Source	Source for Topographic Elevation Data			
		Description	Vertical Accuracy	Horizontal Accuracy	Citation
Bastrop, City of; Bastrop County, Unincorporated Areas; Smithville, City of	All sources studied for the May 9, 2023 FIS Report	Light Detection and Ranging Data (LiDAR)	10 cm RMSEz	1 meter at 95% confidence level	TNRIS 2017
Bastrop, City of; Bastrop County, Unincorporated Areas; Elgin, City of	Piney Creek, Sandy Creek, Zone A	Topographic Maps with 10-foot contour interval	*	*	FEMA 2006

**Table 22: Summary of Topographic Elevation Data used in Mapping (continued)**

Community	Flooding Source	Source for Topographic Elevation Data			
		Description	Vertical Accuracy	Horizontal Accuracy	Citation
Bastrop County, Unincorporated Areas	Dry Creek East	Light Detection and Ranging Data (LiDAR)	*	*	Sanborn 2003
Bastrop, City of; Bastrop County, Unincorporated Areas; Smithville, City of	Colorado River	Topographic Maps with 2-foot and 1-foot contour intervals and 30-meter Digital Elevation Model (DEM)	*	*	Halff 2002

\*Data not available

BFEs shown at cross sections on the FIRM represent the 1-percent-annual-chance water surface elevations shown on the Flood Profiles and in the Floodway Data tables in the FIS Report.



**Table 23: Floodway Data**

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
AD	109,806	2,129	19,011	2.4	414.0	414.0	414.0	0.0
AE	113,415	1,120	14,444	3.2	417.1	417.1	417.3	0.2
AF	117,011	1,400	13,378	3.4	419.9	419.9	420.8	1.0
AG	119,195	1,900	16,605	2.1	421.9	421.9	422.8	0.8
AH	121,663	1,745	11,325	3.0	424.1	424.1	424.6	0.5
AI	125,159	2,053	19,860	1.7	425.6	425.6	426.4	0.8
AJ	127,637	1,568	11,606	2.9	426.4	426.4	427.3	1.0
AK	130,684	1,397	12,073	2.8	429.2	429.2	430.2	1.0
AL	132,848	720	6,649	5.0	431.8	431.8	432.4	0.6
AM	136,654	809	7,869	4.2	437.2	437.2	438.1	0.9
AN	139,763	1,485	16,181	2.0	441.7	441.7	442.5	0.9
AO	143,248	1,551	13,549	2.3	443.4	443.4	444.1	0.8
AP	146,554	1,525	11,389	2.8	445.3	445.3	446.0	0.8
AQ	149,581	1,910	14,537	2.2	447.3	447.3	448.0	0.7
AR	152,008	1,900	11,610	2.7	449.1	449.1	449.8	0.7
AS	154,582	2,364	12,208	2.5	453.3	453.3	453.5	0.1

<sup>1</sup> Feet above confluence with Colorado River

<b>TABLE 23</b>	<b>FEDERAL EMERGENCY MANAGEMENT AGENCY</b>	<b>FLOODWAY DATA</b>
	<b>BASTROP COUNTY, TEXAS</b>	
	<b>AND INCORPORATED AREAS</b>	<b>FLOODING SOURCE: CEDAR CREEK</b>

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	1,085,903	1,679	33,099	4.38	297.7	297.7	398.2	0.5
B	1,087,867	2,098	40,747	3.55	298.5	298.5	299.0	0.5
C	1,091,987	1,304	36,949	3.92	299.4	299.4	300.0	0.6
D	1,097,080	2,600	54,564	2.65	300.4	300.4	301.2	0.8
E	1,101,892	2,500	52,867	2.74	301.1	301.1	301.9	0.8
F	1,106,195	5,900	96,112	1.51	301.6	301.6	302.4	0.9
G	1,110,142	6,300	73,119	1.98	301.9	301.9	302.8	0.9
H	1,115,026	1,600	35,142	4.15	302.9	302.9	303.8	0.8
I	1,117,254	2,500	37,910	3.86	303.8	303.8	304.6	1.0
J	1,118,198	1,175	26,744	5.47	304.1	304.1	305.1	1.0
K	1,118,345	1,175	26,992	5.43	304.2	304.2	305.2	0.8
L	1,119,744	925	21,899	6.69	304.6	304.6	305.4	0.9
M	1,120,708	840	21,494	6.83	305.2	305.2	306.1	0.9
N	1,121,886	750	20,423	7.20	305.9	305.9	306.8	0.9
O	1,123,511	1,060	29,466	5.00	307.4	307.4	308.3	0.8
P	1,127,754	2,380	45,287	3.25	309.0	309.0	309.8	0.8
Q	1,130,204	2,800	51,755	2.85	309.5	309.5	310.3	0.8
R	1,133,016	2,010	39,221	3.76	310.0	310.0	310.9	0.9
S	1,135,961	1,772	40,768	3.62	310.7	310.7	311.7	1.0
T	1,138,769	1,505	23,578	6.26	311.4	311.4	312.3	0.9
U	1,143,510	3,833	51,525	2.87	313.9	313.9	314.7	0.8
V	1,146,181	5,310	65,537	2.26	314.6	314.6	315.3	0.7
W	1,148,519	3,712	44,578	3.32	314.9	314.9	315.6	0.7
X	1,151,455	5,442	61,682	2.40	315.5	315.5	316.4	0.9
Y	1,154,267	6,275	57,531	2.58	316.3	316.3	317.2	0.9
Z	1,158,495	5,800	79,859	1.87	317.3	317.3	318.3	1.0

<sup>1</sup> Feet above mouth

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY  
**BASTROP COUNTY, TEXAS**  
 AND INCORPORATED AREAS

**FLOODWAY DATA**

**FLOODING SOURCE: COLORADO RIVER**

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
AA	1,162,642	3,160	43,754	3.42	318.1	318.1	319.1	1.0
AB	1,167,120	3,739	53,262	2.83	319.4	319.4	320.4	1.0
AC	1,171,513	3,755	39,383	3.83	320.6	320.6	321.4	0.8
AD	1,176,755	4,550	72,538	2.09	322.1	322.1	322.9	0.8
AE	1,178,498	5,450	80,945	1.87	322.3	322.3	323.1	0.8
AF	1,181,045	5,400	75,519	2.01	322.5	322.5	323.4	0.9
AG	1,184,092	4,600	53,638	2.83	322.9	322.9	323.9	1.0
AH	1,186,865	4,310	49,004	3.11	323.6	323.6	324.7	1.1
AI	1,190,104	3,313	31,859	4.80	325.0	325.0	325.9	0.9
AJ	1,196,209	1,560	23,189	6.08	329.1	329.1	329.7	0.6
AK	1,203,862	646	22,116	6.38	333.4	333.4	334.1	0.7
AL	1,206,494	1,197	24,824	5.68	334.2	334.2	335.0	0.8
AM	1,211,260	1,124	31,796	4.44	336.4	336.4	337.1	0.7
AN	1,215,066	1,080	25,045	5.64	337.6	337.6	338.2	0.6
AO	1,219,159	818	25,750	5.49	339.4	339.4	339.9	0.5
AP	1,223,050	753	23,256	6.08	340.7	340.7	341.2	0.5
AQ	1,226,009	648	20,706	6.83	342.0	342.0	342.5	0.5
AR	1,227,473	898	23,341	6.06	342.6	342.6	343.2	0.6
AS	1,231,270	1,277	31,365	4.51	344.6	344.6	345.5	0.9
AT	1,234,977	618	19,910	7.11	345.6	345.6	346.4	0.8
AU	1,237,587	485	18,456	7.68	346.9	346.9	347.5	0.6
AV	1,240,160	612	20,708	6.84	347.8	347.8	348.5	0.7
AW	1,243,184	1,375	32,779	4.32	349.0	349.0	349.7	0.7
AX	1,246,200	1,336	34,501	4.11	349.6	349.6	350.2	0.6
AY	1,250,254	927	23,080	6.15	350.5	350.5	351.1	0.6
AZ	1,253,746	1,064	26,572	3.08	352.3	352.3	352.7	0.4

<sup>1</sup> Feet above mouth

TABLE 23	<b>FEDERAL EMERGENCY MANAGEMENT AGENCY</b>  <b>BASTROP COUNTY, TEXAS</b>  <b>AND INCORPORATED AREAS</b>	<b>FLOODWAY DATA</b>  <b>FLOODING SOURCE: COLORADO RIVER</b>
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LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
BA	1,254,380	923	25,824	3.17	352.3	352.3	352.8	0.5
BB	1,254,927	984	26,218	3.12	352.4	352.4	352.9	0.5
BC	1,256,293	1,172	29,545	2.77	352.6	352.6	353.1	0.5
BD	1,256,462	1,083	29,658	2.76	352.6	352.6	353.1	0.5
BE	1,256,595	1,070	28,885	2.84	352.7	352.7	353.2	0.5
BF	1,259,200	1,720	51,553	1.70	353.0	353.0	353.4	0.4
BG	1,263,864	1,180	24,318	3.60	353.2	353.2	353.6	0.4
BH	1,267,038	860	23,264	3.76	353.6	353.6	353.9	0.3
BI	1,270,548	910	25,321	3.45	354.0	354.0	354.2	0.2
BJ	1,272,597	1,250	36,869	2.59	354.3	354.3	354.5	0.2
BK	1,275,058	715	18,649	5.11	354.4	354.4	354.6	0.2
BL	1,277,251	700	20,152	4.92	354.7	354.7	354.9	0.2
BM	1,282,305	1,615	23,965	5.71	355.5	355.5	356.1	0.6
BN	1,290,762	1,025	25,148	5.43	357.3	357.3	358.3	1.0
BO	1,295,024	645	18,482	7.38	358.4	358.4	359.3	0.9
BP	1,297,534	910	17,285	7.89	358.8	358.8	359.7	0.9
BQ	1,301,763	2,255	24,402	5.35	361.1	361.1	362.1	1.0
BR	1,304,422	965	20,183	6.47	361.6	361.6	362.6	1.0
BS	1,309,137	500	15,203	8.58	362.7	362.7	363.7	1.0
BT	1,311,372	675	18,675	6.99	363.8	363.8	364.8	1.0
BU	1,317,217	520	15,267	8.55	365.4	365.4	366.4	1.0
BV	1,321,274	6,050	47,265	2.36	367.6	367.6	368.6	1.0
BW	1,325,899	6,000	60,485	1.84	368.2	368.2	369.1	0.9
BX	1,328,438	5,950	49,640	2.24	368.3	368.3	369.2	0.9
BY	1,333,143	3,300	41,060	2.71	368.9	368.9	369.8	0.9
BZ	1,335,504	1,746	16,839	6.62	368.9	368.9	369.8	0.9

<sup>1</sup> Feet above mouth

TABLE 23	<b>FEDERAL EMERGENCY MANAGEMENT AGENCY</b>  <b>BASTROP COUNTY, TEXAS</b>  <b>AND INCORPORATED AREAS</b>	<b>FLOODWAY DATA</b>  <b>FLOODING SOURCE: COLORADO RIVER</b>
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LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
CA	1,336,204	1,870	21,075	5.29	369.2	369.2	370.1	0.9
CB	1,337,188	2,075	22,355	5.00	369.6	369.6	370.5	0.9
CC	1,343,300	1,359	15,674	7.19	371.5	371.5	372.3	0.8
CD	1,346,839	705	18,876	6.01	373.7	373.7	374.6	0.9
CE	1,350,669	460	13,782	8.25	375.0	375.0	375.8	0.8
CF	1,352,843	695	19,165	5.94	375.9	375.9	376.8	0.9
CG	1,355,282	530	15,457	7.37	376.5	376.5	377.4	0.9
CH	1,357,639	740	19,315	5.90	377.3	377.3	378.2	0.9
CI	1,358,984	715	16,923	6.73	377.7	377.7	378.5	0.8
CJ	1,360,952	605	15,617	7.30	378.2	378.2	379.1	0.9
CK	1,362,079	640	16,244	7.02	378.9	378.9	379.8	0.9
CL	1,365,260	610	16,847	6.77	379.8	379.8	380.6	0.8
CM	1,367,983	785	16,894	6.75	381.1	381.1	382.0	0.9
CN	1,371,605	555	16,555	6.89	382.3	382.3	383.2	0.9
CO	1,374,089	550	13,548	8.42	382.7	382.7	383.7	1.0
CP	1,375,883	620	16,050	7.11	383.5	383.5	384.4	0.9
CQ	1,379,366	995	20,052	5.69	385.0	385.0	385.9	0.9
CR	1,381,622	1,368	15,150	7.53	385.3	385.3	386.2	0.9
CS	1,383,693	1,110	17,992	6.34	385.9	385.9	386.8	0.9
CT	1,386,708	1,243	19,181	5.95	386.9	386.9	387.9	1.0
CU	1,389,663	4,805	67,999	1.68	388.0	388.0	388.9	0.9
CV	1,393,376	4,980	69,757	1.57	388.2	388.2	389.1	0.9
CW	1,396,157	3,270	26,521	4.15	388.4	388.4	389.3	0.9
CX	1,399,205	2,786	25,943	4.26	389.3	389.3	390.1	0.8
CY	1,400,662	1,761	22,350	4.97	389.7	389.7	390.6	0.9
CZ	1,407,078	2,935	54,369	2.06	391.1	391.1	392.0	0.9

<sup>1</sup> Feet above mouth

TABLE 23	<b>FEDERAL EMERGENCY MANAGEMENT AGENCY</b>  <b>BASTROP COUNTY, TEXAS</b>  <b>AND INCORPORATED AREAS</b>	<b>FLOODWAY DATA</b>  <b>FLOODING SOURCE: COLORADO RIVER</b>

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	11,556	340	5,266	3.3	396.8	396.8	397.6	0.8
B	15,679	275	4,042	4.2	400.2	400.2	401.1	0.9
C	20,325	290	2,702	6.2	402.1	402.1	403.1	1.0

<sup>1</sup> Feet above confluence with Colorado River

TABLE 23	<b>FEDERAL EMERGENCY MANAGEMENT AGENCY</b>  <b>BASTROP COUNTY, TEXAS</b>  <b>AND INCORPORATED AREAS</b>	<b>FLOODWAY DATA</b>  <b>FLOODING SOURCE: DRY CREEK EAST</b>
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LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	750	112	746	5.2	352.0	327.4 <sup>2</sup>	327.5	0.1
B	1,550	53	427	9.1	352.0	331.9 <sup>2</sup>	331.9	0.0
C	2,888	293	1,099	3.5	352.0	342.3 <sup>2</sup>	342.3	0.0
D	3,274	284	34	5.3	352.0	344.4 <sup>2</sup>	344.4	0.0
E	3,573	474	1,100	3.5	352.0	346.9 <sup>2</sup>	346.9	0.0
F	3,888	50	285	13.6	352.0	349.4 <sup>2</sup>	349.4	0.0
G	4,550	53	290	13.4	353.7	353.7	353.7	0.0
H	5,311	113	998	4.4	361.2	361.2	361.2	0.0
I	6,313	244	803	3.9	363.2	363.2	364.2	1.0
J	7,213	165	604	4.0	369.6	369.6	370.1	0.5
K	7,629	65	561	3.6	372.4	372.4	373.4	1.0
L	8,105	148	461	4.7	373.9	373.9	374.8	0.9
M	8,632	105	610	3.9	377.8	377.8	378.8	1.0
N	9,424	133	590	4.4	382.5	382.5	383.3	0.8
O	10,128	96	523	5.8	387.5	387.5	388.2	0.7
P	10,572	108	737	4.1	391.7	391.7	392.4	0.7

<sup>1</sup> Feet above confluence with Colorado River

<sup>2</sup> Elevation computed without consideration of backwater effects from Colorado River

TABLE 23	<b>FEDERAL EMERGENCY MANAGEMENT AGENCY</b>  <b>BASTROP COUNTY, TEXAS</b>  <b>AND INCORPORATED AREAS</b>	<b>FLOODWAY DATA</b>
		<b>FLOODING SOURCE: GILLS BRANCH</b>

**Table 24: Flood Hazard and Non-Encroachment Data for Selected Streams****[Not Applicable to this Flood Risk Project]****6.4 Coastal Flood Hazard Mapping**

This section is not applicable to this Flood Risk Project.

**Table 25: Summary of Coastal Transect Mapping Considerations****[Not Applicable to this Flood Risk Project]****6.5 FIRM Revisions**

This FIS Report and the FIRM are based on the most up-to-date information available to FEMA at the time of its publication; however, flood hazard conditions change over time. Communities or private parties may request flood map revisions at any time. Certain types of requests require submission of supporting data. FEMA may also initiate a revision. Revisions may take several forms, including Letters of Map Amendment (LOMAs), Letters of Map Revision Based on Fill (LOMR-Fs), Letters of Map Revision (LOMRs) (referred to collectively as Letters of Map Change (LOMCs)), Physical Map Revisions (PMRs), and FEMA-contracted restudies. These types of revisions are further described below. Some of these types of revisions do not result in the republishing of the FIS Report. To assure that any user is aware of all revisions, it is advisable to contact the community repository of flood-hazard data (shown in Table 30, “Map Repositories”).

**6.5.1 Letters of Map Amendment**

A LOMA is an official revision by letter to an effective NFIP map. A LOMA results from an administrative process that involves the review of scientific or technical data submitted by the owner or lessee of property who believes the property has incorrectly been included in a designated SFHA. A LOMA amends the currently effective FEMA map and establishes that a specific property is not located in a SFHA.

To obtain an application for a LOMA, visit [www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms](http://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms) and download the form “MT-1 Application Forms and Instructions for Conditional and Final Letters of Map Amendment and Letters of Map Revision Based on Fill”. Visit the “Flood Map-Related Fees” section to determine the cost, if any, of applying for a LOMA.

FEMA offers a tutorial on how to apply for a LOMA. The LOMA Tutorial Series can be accessed at [www.fema.gov/flood-maps/tutorials](http://www.fema.gov/flood-maps/tutorials).

For more information about how to apply for a LOMA, call the FEMA Mapping and Insurance eXchange; toll free, at 1-877-FEMA MAP (1-877-336-2627).

**6.5.2 Letters of Map Revision Based on Fill**

A LOMR-F is an official revision by letter to an effective NFIP map. A LOMR-F states FEMA’s determination concerning whether a structure or parcel has been elevated on fill above the base flood elevation and is, therefore, excluded from the SFHA.



Information about obtaining an application for a LOMR-F can be obtained in the same manner as that for a LOMA, by visiting [www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms](http://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms) for the “MT-1 Application Forms and Instructions for Conditional and Final Letters of Map Amendment and Letters of Map Revision Based on Fill” or by calling the FEMA Mapping and Insurance eXchange, toll free, at 1-877-FEMA MAP (1-877-336-2627). Fees for applying for a LOMR-F, if any, are listed in the “Flood Map-Related Fees” section.

A tutorial for LOMR-F is available at [www.fema.gov/flood-maps/tutorials](http://www.fema.gov/flood-maps/tutorials).

### 6.5.3 Letters of Map Revision

A LOMR is an official revision to the currently effective FEMA map. It is used to change flood zones, floodplain and floodway delineations, flood elevations and planimetric features. All requests for LOMRs should be made to FEMA through the chief executive officer of the community, since it is the community that must adopt any changes and revisions to the map. If the request for a LOMR is not submitted through the chief executive officer of the community, evidence must be submitted that the community has been notified of the request.

To obtain an application for a LOMR, visit [www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms](http://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms) and download the form “MT-2 Application Forms and Instructions for Conditional Letters of Map Revision and Letters of Map Revision”. Visit the “Flood Map-Related Fees” section to determine the cost of applying for a LOMR. For more information about how to apply for a LOMR, call the FEMA Mapping and Insurance eXchange; toll free, at 1-877-FEMA MAP (1-877-336-2627) to speak to a Map Specialist.

Previously issued mappable LOMCs (including LOMRs) that have been incorporated into the Bastrop County FIRM are listed in Table 26. Please note that this table only includes LOMCs that have been issued on the FIRM panels updated by this map revision. For all other areas within this county, users should be aware that revisions to the FIS Report made by prior LOMRs may not be reflected herein and users will need to continue to use the previously issued LOMRs to obtain the most current data.

**Table 26: Incorporated Letters of Map Change**

Case Number	Effective Date	Flooding Source	FIRM Panel(s)
07-06-1049P	07/30/2007	Cedar Creek Tributary 11, Unnamed Tributary to Cedar Creek Tributary 11, Unnamed Tributary to Unnamed Tributary to Cedar Creek Tributary 11	48021C0325F
10-06-2245P	04/21/2011	Unnamed Tributary to Colorado River Tributary 6	48021C0355F
14-06-0986P	01/09/2015	Unnamed Tributary to Colorado River	48021C0215F 48021C0335F 48021C0355F
16-06-1114P	11/14/2016	Cedar Creek Tributary 2	48021C0335F
19-06-0976P	11/18/2019	Colorado River, Colorado River Tributary 6	48021C0355F 48021C0360F

**Table 26: Incorporated Letters of Map Change (continued)**

Case Number	Effective Date	Flooding Source	FIRM Panel(s)
20-06-1063P	09/21/2020	Colorado River	48021C0355F

#### 6.5.4 Physical Map Revisions

A Physical Map Revisions (PMR) is an official republication of a community's NFIP map to effect changes to base flood elevations, floodplain boundary delineations, regulatory floodways and planimetric features. These changes typically occur as a result of structural works or improvements, annexations resulting in additional flood hazard areas or correction to base flood elevations or SFHAs.

The community's chief executive officer must submit scientific and technical data to FEMA to support the request for a PMR. The data will be analyzed and the map will be revised if warranted. The community is provided with copies of the revised information and is afforded a review period. When the base flood elevations are changed, a 90-day appeal period is provided. A 6-month adoption period for formal approval of the revised map(s) is also provided.

For more information about the PMR process, please visit [www.fema.gov](http://www.fema.gov) and visit the "Flood Map Revision Processes" section.

#### 6.5.5 Contracted Restudies

The NFIP provides for a periodic review and restudy of flood hazards within a given community. FEMA accomplishes this through a national watershed-based mapping needs assessment strategy, known as the Coordinated Needs Management Strategy (CNMS). The CNMS is used by FEMA to assign priorities and allocate funding for new flood hazard analyses used to update the FIS Report and FIRM. The goal of CNMS is to define the validity of the engineering study data within a mapped inventory. The CNMS is used to track the assessment process, document engineering gaps and their resolution, and aid in prioritization for using flood risk as a key factor for areas identified for flood map updates. Visit [www.fema.gov](http://www.fema.gov) to learn more about the CNMS or contact the FEMA Regional Office listed in Section 8 of this FIS Report.

#### 6.5.6 Community Map History

The current FIRM presents flooding information for the entire geographic area of Bastrop County. Previously, separate FIRMs, Flood Hazard Boundary Maps (FHBMs) and/or Flood Boundary and Floodway Maps (FBFMs) may have been prepared for the incorporated communities and the unincorporated areas in the county that had identified SFHAs. Current and historical data relating to the maps prepared for the project area are presented in Table 27, "Community Map History." A description of each of the column headings and the source of the date is also listed below.

- *Community Name* includes communities falling within the geographic area shown on the FIRM, including those that fall on the boundary line, nonparticipating communities, and communities with maps that have been rescinded. Communities with No Special Flood Hazards are indicated by a footnote. If all

maps (FHBM, FBFM, and FIRM) were rescinded for a community, it is not listed in this table unless SFHAs have been identified in this community.

- *Initial Identification Date (First NFIP Map Published)* is the date of the first NFIP map that identified flood hazards in the community. If the FHBM has been converted to a FIRM, the initial FHBM date is shown. If the community has never been mapped, the upcoming effective date or “pending” (for Preliminary FIS Reports) is shown. If the community is listed in Table 27 but not identified on the map, the community is treated as if it were unmapped.
- *Initial FHBM Effective Date* is the effective date of the first FHBM. This date may be the same date as the Initial NFIP Map Date.
- *FHBM Revision Date(s)* is the date(s) that the FHBM was revised, if applicable.
- *Initial FIRM Effective Date* is the date of the first effective FIRM for the community.
- *FIRM Revision Date(s)* is the date(s) the FIRM was revised, if applicable. This is the revised date that is shown on the FIRM panel, if applicable. As countywide studies are completed or revised, each community listed should have its FIRM dates updated accordingly to reflect the date of the countywide study. Once the FIRMs exist in countywide format, as PMRs of FIRM panels within the county are completed, the FIRM Revision Dates in the table for each community affected by the PMR are updated with the date of the PMR, even if the PMR did not revise all the panels within that community.

The initial effective date for the Bastrop County FIRMs in countywide format was 08/19/1991.

**Table 27: Community Map History**

Community Name	Initial Identification Date	Initial FHBM Effective Date	FHBM Revision Date(s)	Initial FIRM Effective Date	FIRM Revision Date(s)
Bastrop, City of	03/19/1976	03/19/1976	N/A	08/19/1991	05/09/2023 01/19/2006
Bastrop County, Unincorporated Areas	08/09/1977	08/09/1977	06/03/1980	08/19/1991	05/09/2023 01/06/2016 01/19/2006 12/08/1998
Elgin, City of	06/21/1974	06/21/1974	02/27/1976	07/01/1988	01/19/2006 08/19/1991
Smithville, City of	04/05/1974	04/05/1974	05/21/1976	01/16/1979	05/09/2023 01/19/2006 08/19/1991

## SECTION 7.0 – CONTRACTED STUDIES AND COMMUNITY COORDINATION

### 7.1 Contracted Studies

Table 28 provides a summary of the contracted studies, by flooding source, that are included in this FIS Report.

**Table 28: Summary of Contracted Studies Included in this FIS Report**

Flooding Source	FIS Report Dated	Contractor	Number	Work Completed Date	Affected Communities
Cedar Creek	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas
Cedar Creek Tributary 2	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas
Cedar Creek Zone A Tributaries	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas
Colorado River	01/19/2006	Halff Associates, Inc.	EMT-2001-CO-0029	March 2003	Bastrop, City of; Bastrop County, Unincorporated Areas; Smithville, City of
Diversion	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas; Smithville, City of
Dry Creek East	01/06/2016	Halff Associates, Inc.	EMT-2010-CA-011	August 2013	Bastrop County, Unincorporated Areas
Gazley Creek	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas; Smithville, City of
Gills Branch	01/19/2006	Halff Associates, Inc.	EMT-2001-CO-0029	March 2003	Bastrop, City of; Bastrop County, Unincorporated Areas;
Gills Branch	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop, City of; Bastrop County, Unincorporated Areas
Greens Creek	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas

**Table 28: Summary of Contracted Studies Included in this FIS Report (continued)**

Flooding Source	FIS Report Dated	Contractor	Number	Work Completed Date	Affected Communities
Long Branch	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas
Lytton Springs Creek	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas
Maha Creek	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas
Piney Creek	01/19/2006	Watershed Concepts	TA-04, Task Order 1	August 2004	Bastrop County, Unincorporated Areas
Piney Creek North	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop, City of; Bastrop County, Unincorporated Areas
Railroad	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop, City of
Sandy Creek	01/19/2006	Watershed Concepts	TA-04, Task Order 1	August 2004	Bastrop County, Unincorporated Areas
Unnamed Tributary to Colorado River	01/06/2016	*	*	*	Bastrop County, Unincorporated Areas
Walnut Creek and Zone A Tributaries	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas
Willow Creek	05/09/2023	Halff Associates, Inc.	EMT-2017-CA-00021 MAS No. 14	March 2020	Bastrop County, Unincorporated Areas; Smithville, City of
Zone A	01/19/2006	Watershed Concepts	TA-04, Task Order 1	August 2004	Bastrop, City of; Bastrop County, Unincorporated Areas; Elgin, City of

## 7.2 Community Meetings

The dates of the community meetings held for this Flood Risk Project and previous Flood Risk Projects are shown in Table . These meetings may have previously been referred to by a variety of names (Community Coordination Officer (CCO), Scoping, Discovery, etc.), but all meetings represent opportunities for FEMA, community officials, study contractors, and other invited guests to discuss the planning for and results of the project.

**Table 29: Community Meetings**

Community	FIS Report Dated	Date of Meeting	Meeting Type	Attended By
Bastrop, City of	05/09/2023	10/11/2019	Flood Risk Review	Texas Water Development Board, the community, and the study contractor
		3/25/2021	Final CCO Meeting	Texas Water Development Board, the community, and the study contractor
Bastrop County, Unincorporated Areas	05/09/2023	10/11/2019	Flood Risk Review	Texas Water Development Board, the community, and the study contractor
		3/25/2021	Final CCO Meeting	Texas Water Development Board, the community, and the study contractor
Elgin, City of	01/19/2006	06/20/2002	Initial CCO Meeting	Lower Colorado River Authority, the communities, the county, and the study contractors
		10/26/2004	Final CCO Meeting	FEMA, Lower Colorado River Authority, the communities, and the study contractors
Smithville, City of	05/09/2023	10/15/2019	Flood Risk Review	Texas Water Development Board, the community, and the study contractor
		3/25/2021	Final CCO Meeting	Texas Water Development Board, the community, and the study contractor

## SECTION 8.0 – ADDITIONAL INFORMATION

Information concerning the pertinent data used in the preparation of this FIS Report can be obtained by submitting an order with any required payment to the FEMA Engineering Library. For more information on this process, see [www.fema.gov](http://www.fema.gov).

Table 30 is a list of the locations where FIRMs for Bastrop County can be viewed. Please note that the maps at these locations are for reference only and are not for distribution. Also, please note that only the maps for the community listed in the table are available at that particular repository. A user may need to visit another repository to view maps from an adjacent community.

**Table 30: Map Repositories**

Community	Address	City	State	Zip Code
Bastrop, City of	City Hall 1311 Chestnut Street	Bastrop	TX	78602
Bastrop County, Unincorporated Areas	Development Services 211 Jackson Street	Bastrop	TX	78602
Elgin, City of	Development Services Department 310 North Main Street	Elgin	TX	78621
Smithville, City of	City Hall 317 Main Street	Smithville	TX	78957

The National Flood Hazard Layer (NFHL) dataset is a compilation of effective FIRM Databases and LOMCs. Together they create a GIS data layer for a State or Territory. The NFHL is updated as studies become effective and extracts are made available to the public monthly. NFHL data can be viewed or ordered from the website shown in Table 31.

Table 31 contains useful contact information regarding the FIS Report, the FIRM, and other relevant flood hazard and GIS data. In addition, information about the State NFIP Coordinator and GIS Coordinator is shown in this table. At the request of FEMA, each Governor has designated an agency of State or territorial government to coordinate that State's or territory's NFIP activities. These agencies often assist communities in developing and adopting necessary floodplain management measures. State GIS Coordinators are knowledgeable about the availability and location of State and local GIS data in their state.

**Table 31: Additional Information**

FEMA and the NFIP	
FEMA and FEMA Engineering Library website	<a href="http://www.fema.gov/flood-maps/products-tools/know-your-risk/engineers-surveyors-architects">www.fema.gov/flood-maps/products-tools/know-your-risk/engineers-surveyors-architects</a>
NFIP website	<a href="http://www.fema.gov/flood-insurance">www.fema.gov/flood-insurance</a>
NFHL Dataset	<a href="http://msc.fema.gov">msc.fema.gov</a>

FEMA Region VI	Larry Voice 800 North Loop 288 Denton, TX 76209 (940) 898-5419 <a href="mailto:larry.voice@fema.dhs.gov">larry.voice@fema.dhs.gov</a>
Other Federal Agencies	
USGS website	<a href="http://www.usgs.gov">www.usgs.gov</a>
Hydraulic Engineering Center website	<a href="http://www.hec.usace.army.mil">www.hec.usace.army.mil</a>
State Agencies and Organizations	
State NFIP Coordinator	Michael Segner Texas Water Development Board 1700 North Congress Avenue P.O. Box 13231 Austin, TX 78711-3231 (512) 463-3509 <a href="mailto:michael.segner@twdb.state.tx.us">michael.segner@twdb.state.tx.us</a>
State GIS Coordinator	Mike Ouimet State GIS Coordinator 300 West 15th Street P.O. Box 13564 Austin, TX 78711-3564 (512) 305-9076 <a href="mailto:mike.ouimet@dir.state.tx.us">mike.ouimet@dir.state.tx.us</a>

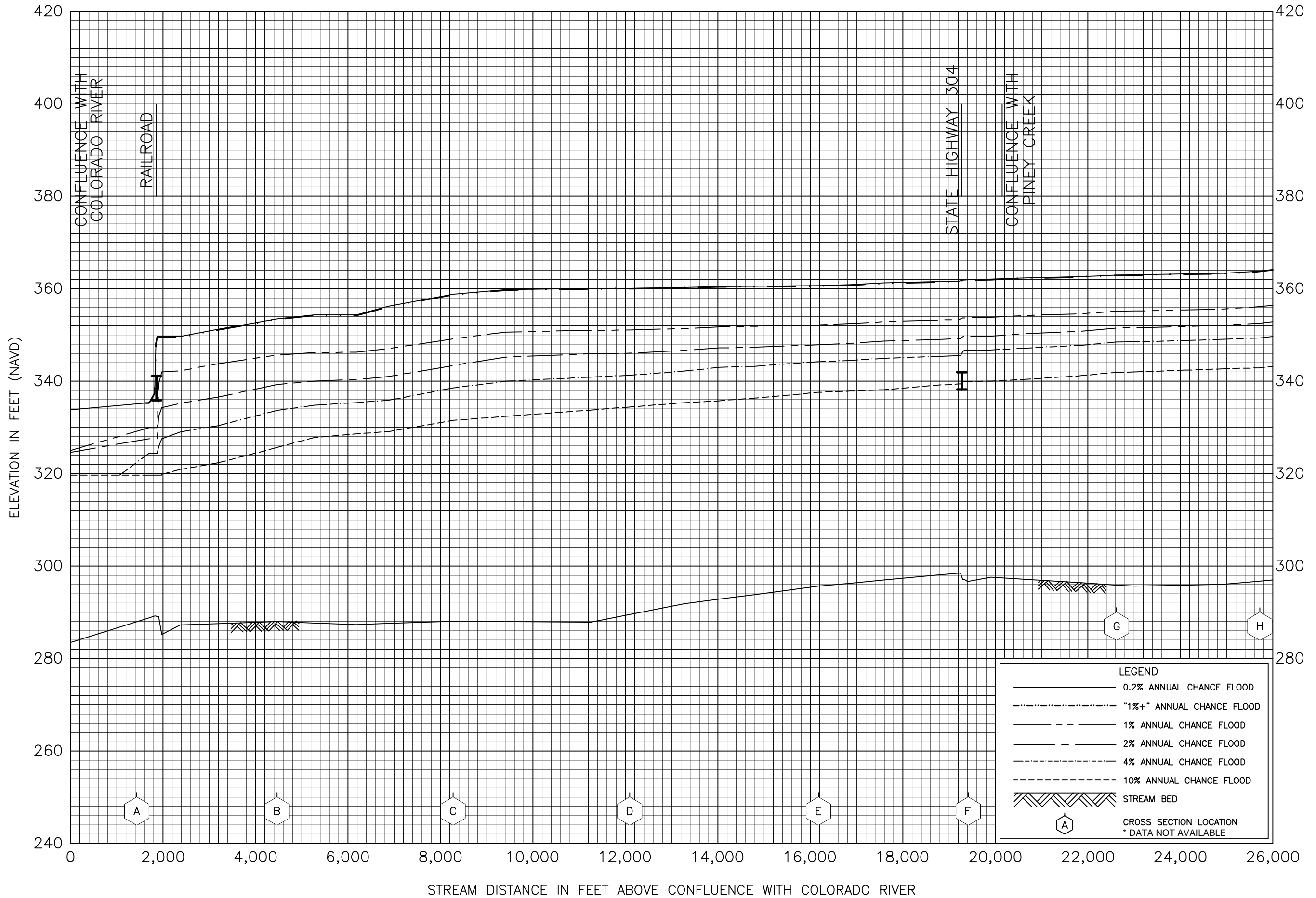
**SECTION 9.0 – BIBLIOGRAPHY AND REFERENCES**

Table 32 includes sources used in the preparation of and cited in this FIS Report as well as additional studies that have been conducted in the study area.



**Table 32: Bibliography and References**

Citation in this FIS	Publisher/ Issuer	Publication Title, "Article," Volume, Number, etc.	Author/Editor	Place of Publication	Publication Date/ Date of Issuance	Link
FEMA 2006	Federal Emergency Management Agency	<i>Flood Insurance Study, Bastrop County, Texas, and Incorporated Areas</i>		Washington, D.C.	January 19, 2006	FEMA Flood Map Service Center <a href="https://msc.fema.gov">msc.fema.gov</a>
FEMA 2016	Federal Emergency Management Agency	<i>Flood Insurance Study, Bastrop County, Texas, and Incorporated Areas</i>		Washington, D.C.	January 6, 2016	FEMA Flood Map Service Center <a href="https://msc.fema.gov">msc.fema.gov</a>
Halff 2002	Halff Associates, Inc.	<i>Mapping the Colorado River, Technical Support Data Notebook</i>	Halff Associates, Inc.	Forth Worth, Texas	September 2002	
Sanborn 2003	The Sanborn Map Company, Inc.	<i>Topographic Maps Compiled from LiDAR, Contour Interval 2-Feet</i>	The Sanborn Map Company, Inc.	City of Austin and Travis County, Texas	January 2003	
TNRIS 2017	Texas Natural Resources Information System	<i>Central Texas LiDAR 2017</i>	Texas Natural Resources Information System	Austin, Texas	2017	Texas Natural Resources Information System DataHub <a href="https://data.tnris.org/">https://data.tnris.org/</a>
TWDB 2020	Texas Water Development Board	<i>Texas Water Development Board CTP FY17 RiskMAP Project</i>	Texas Water Development Board	Austin, Texas	March 3, 2020	

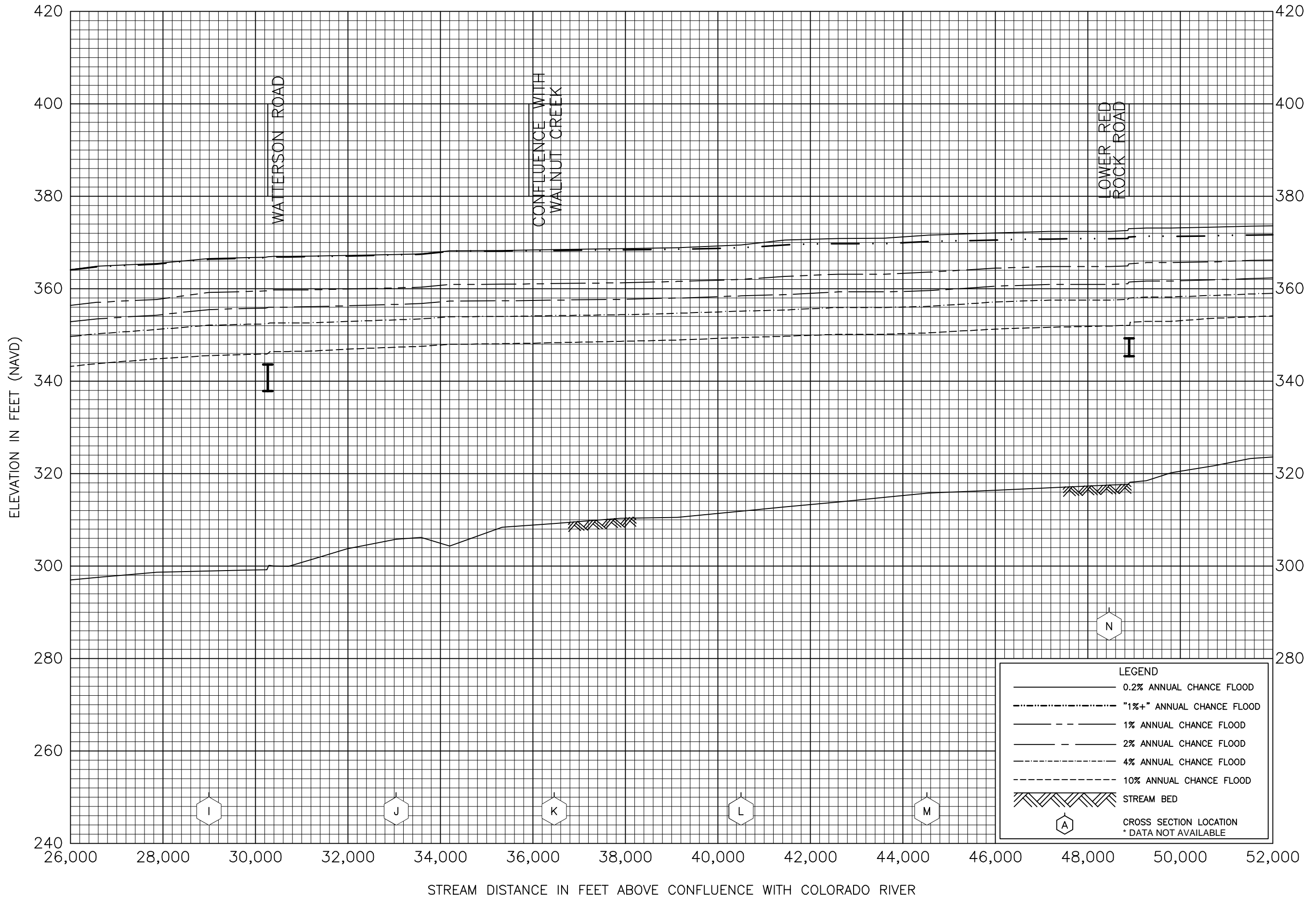


FLOOD PROFILES

CEDAR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

01P

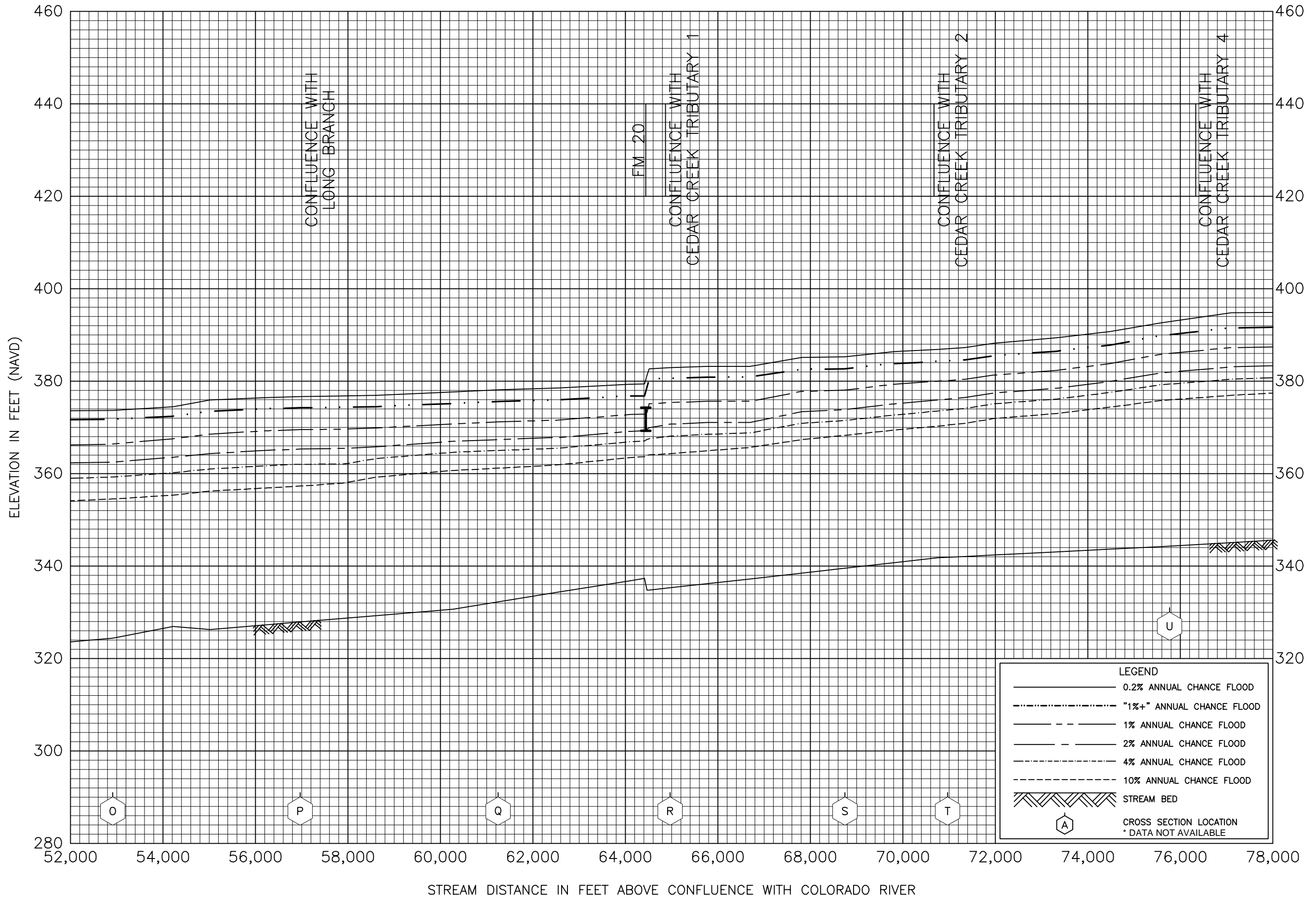


FLOOD PROFILES

CEDAR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

02P

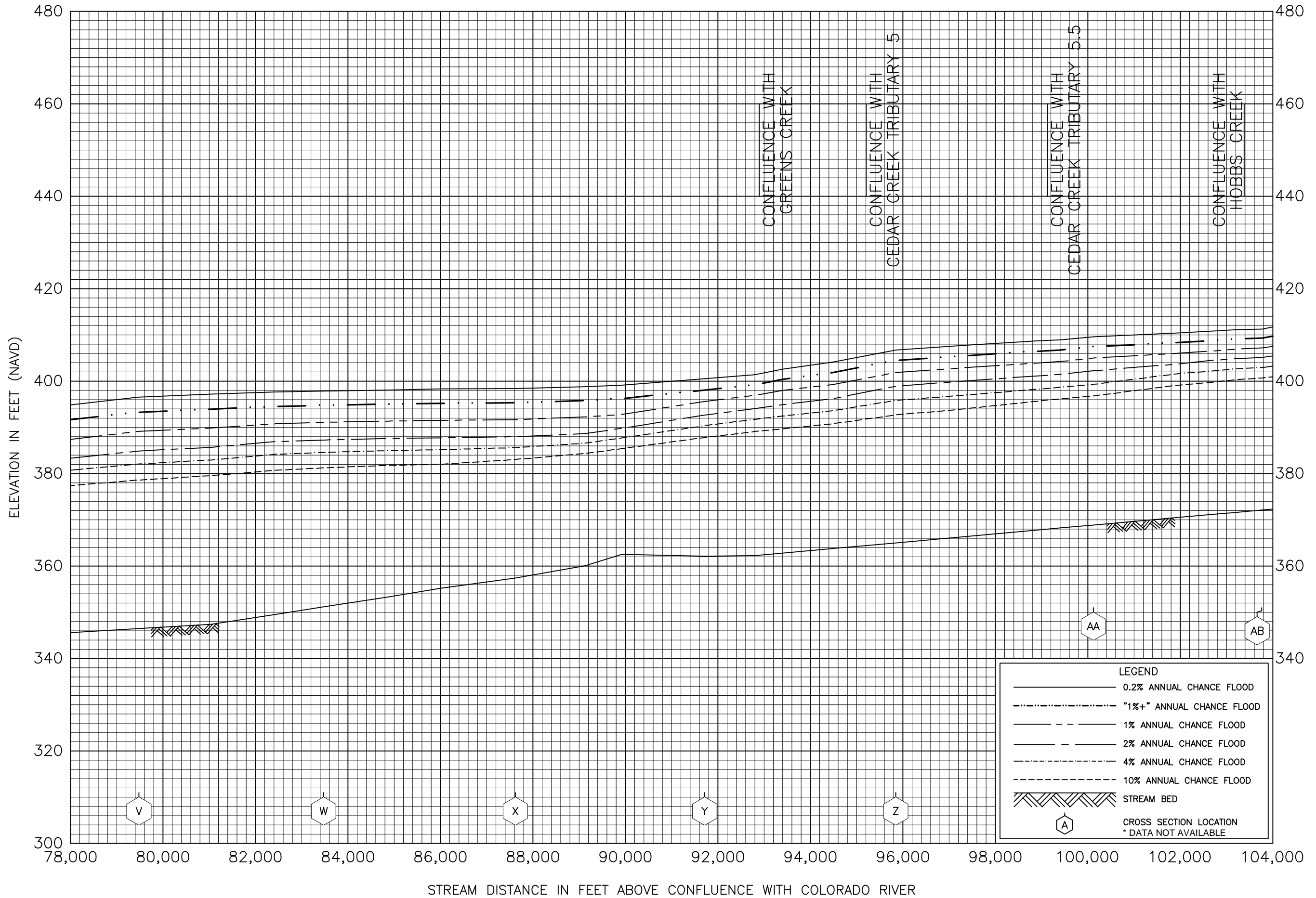


FLOOD PROFILES

CEDAR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

03P

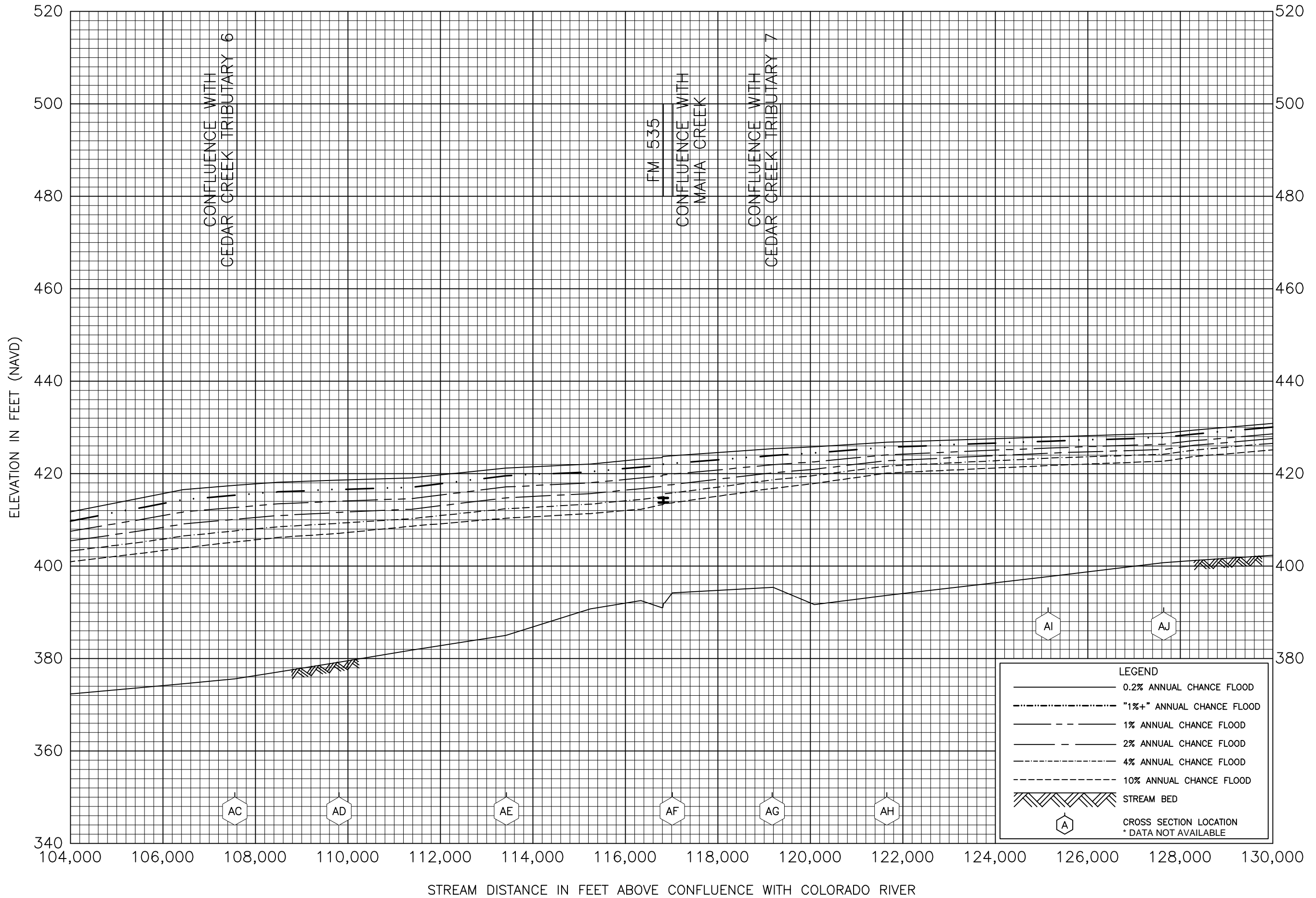


FLOOD PROFILES

CEDAR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

04P

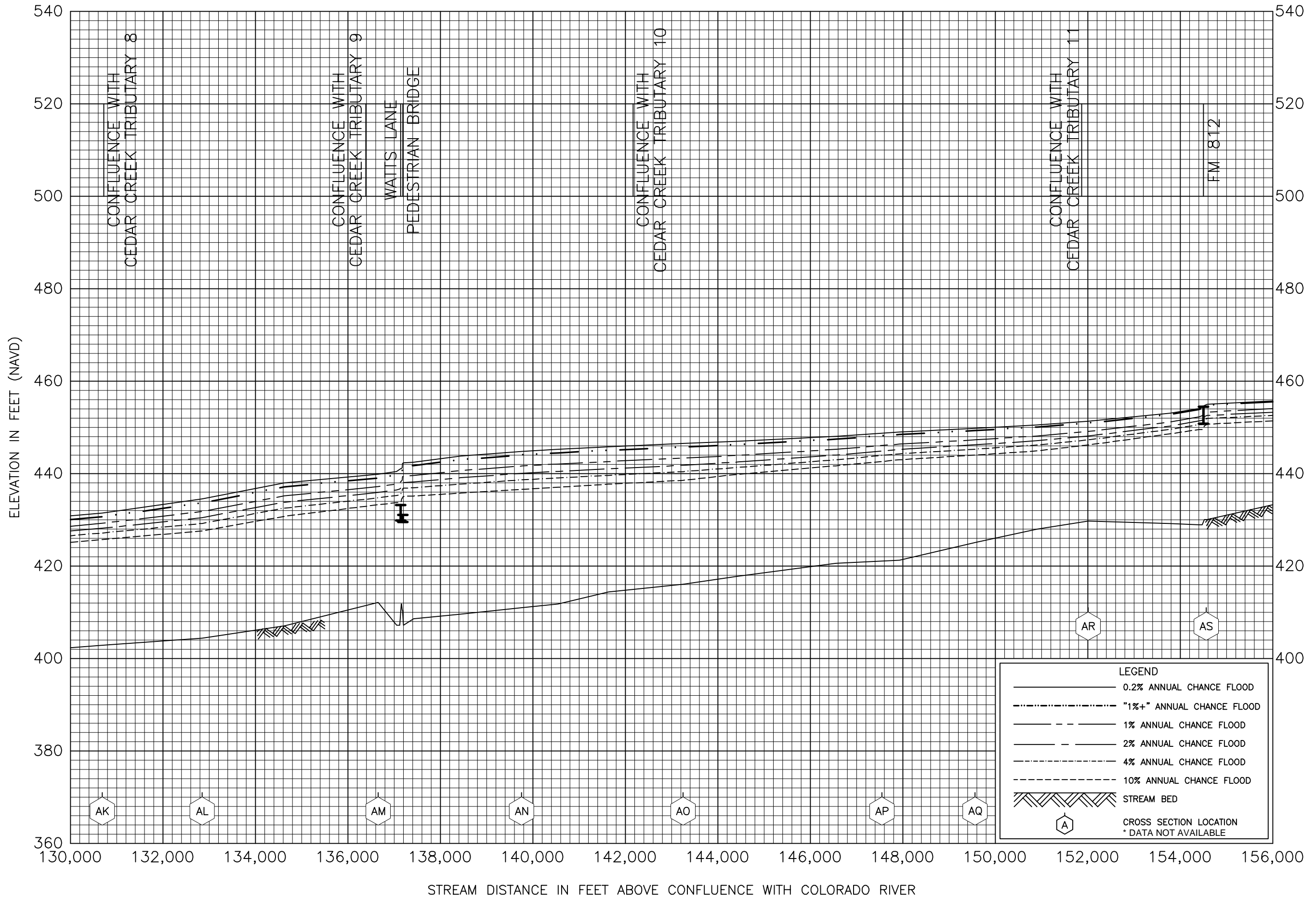


FLOOD PROFILES

CEDAR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

05P

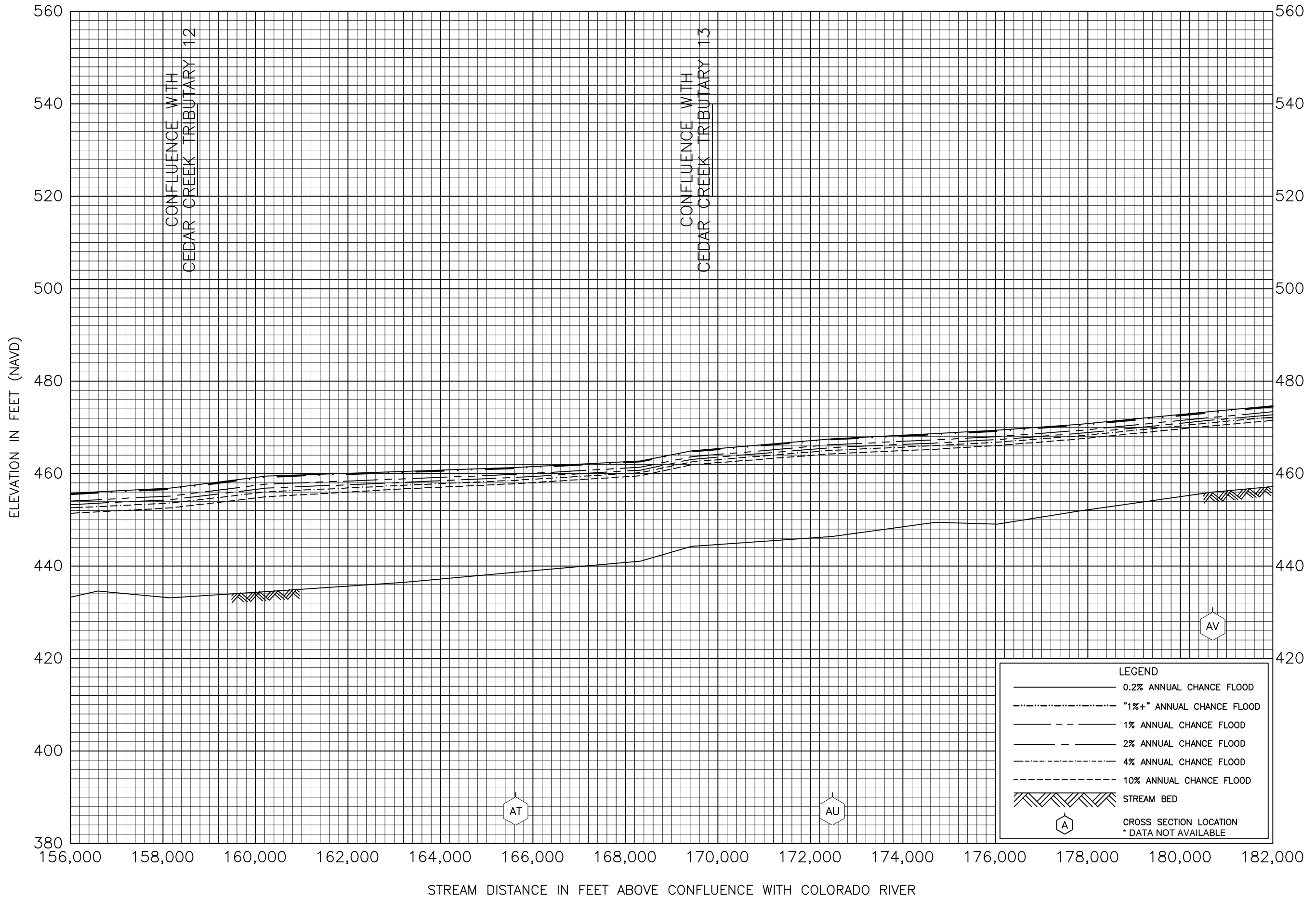


FLOOD PROFILES

CEDAR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

06P



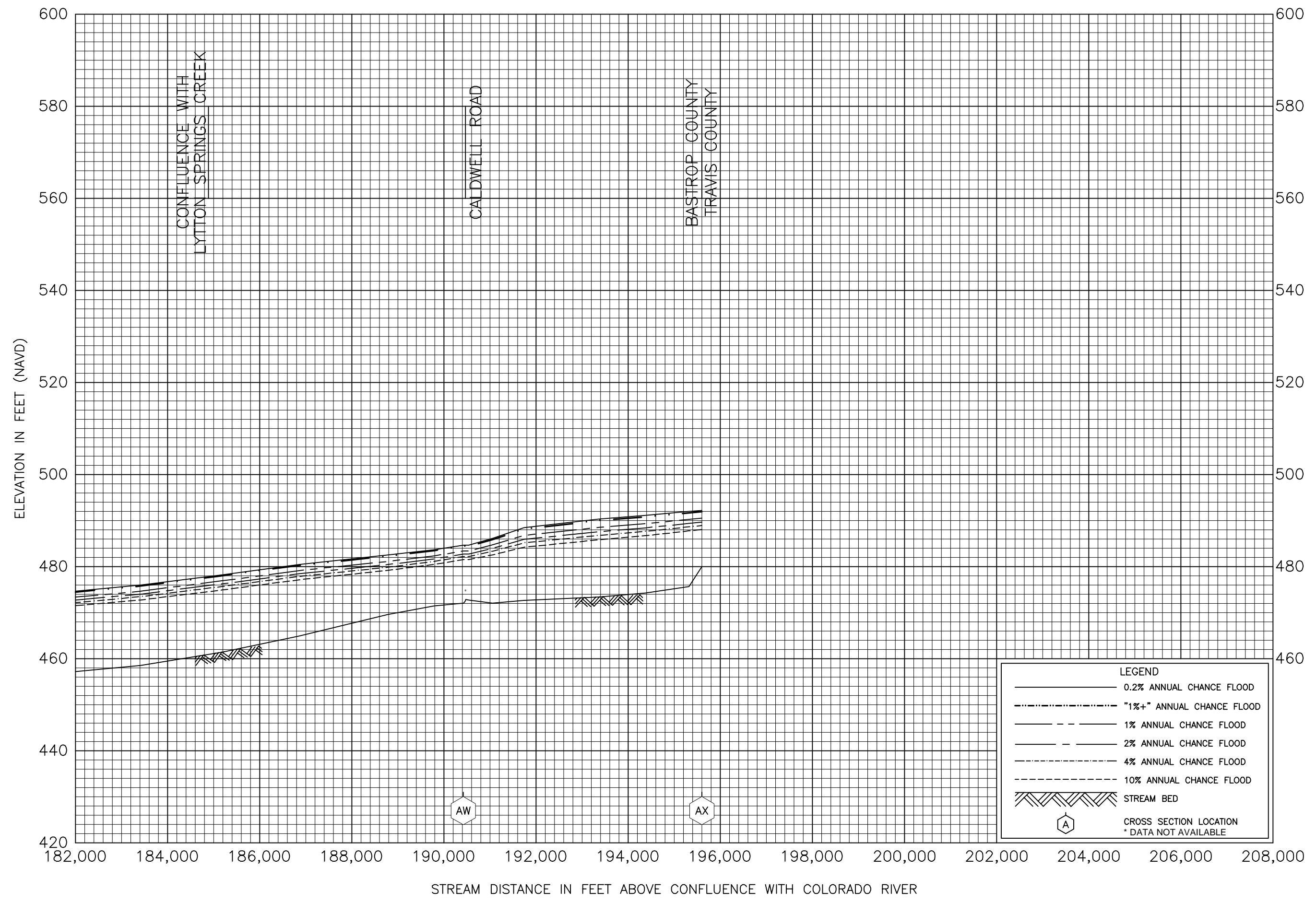
FLOOD PROFILES

CEDAR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

07P



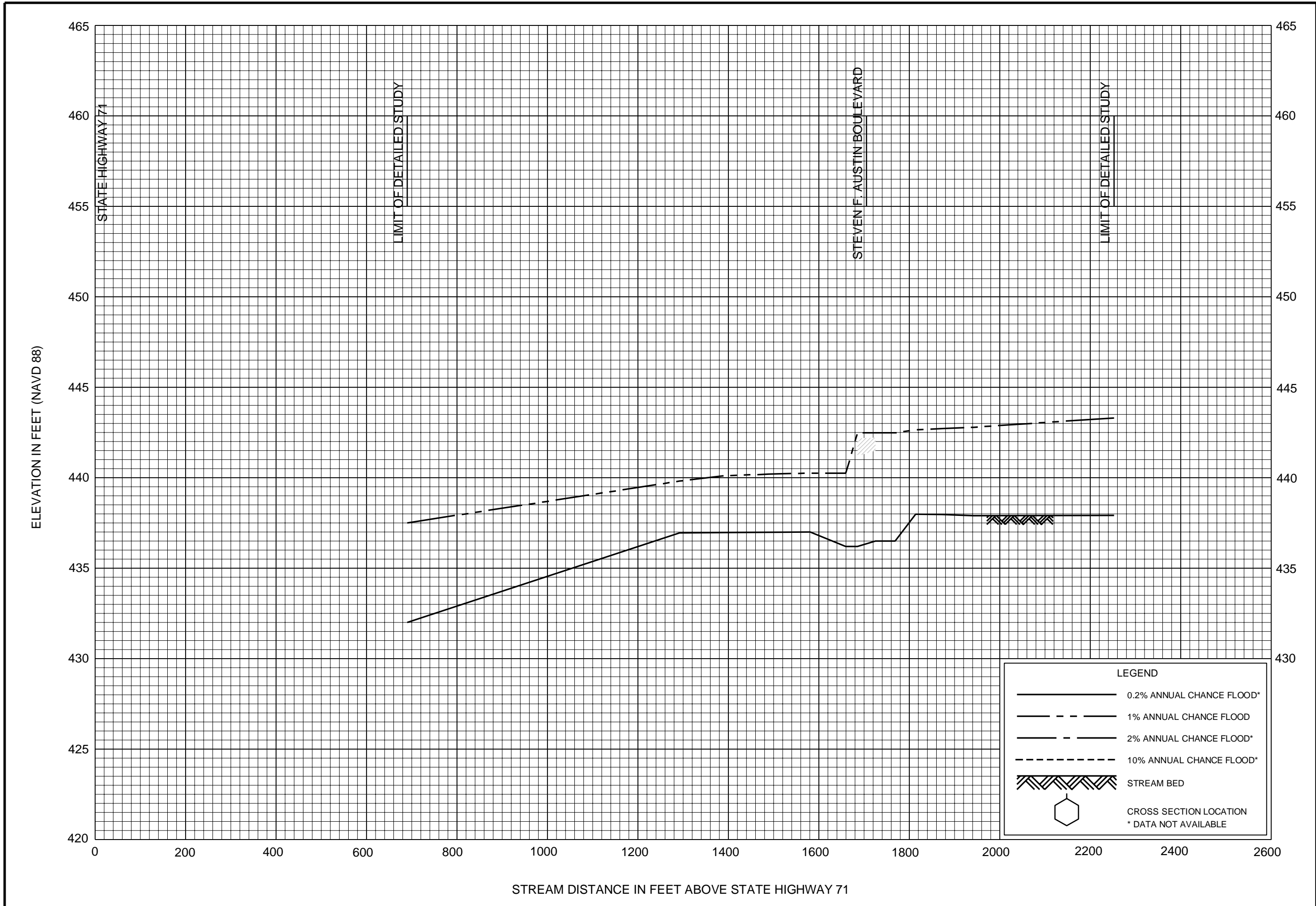


FLOOD PROFILES

CEDAR CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

08P



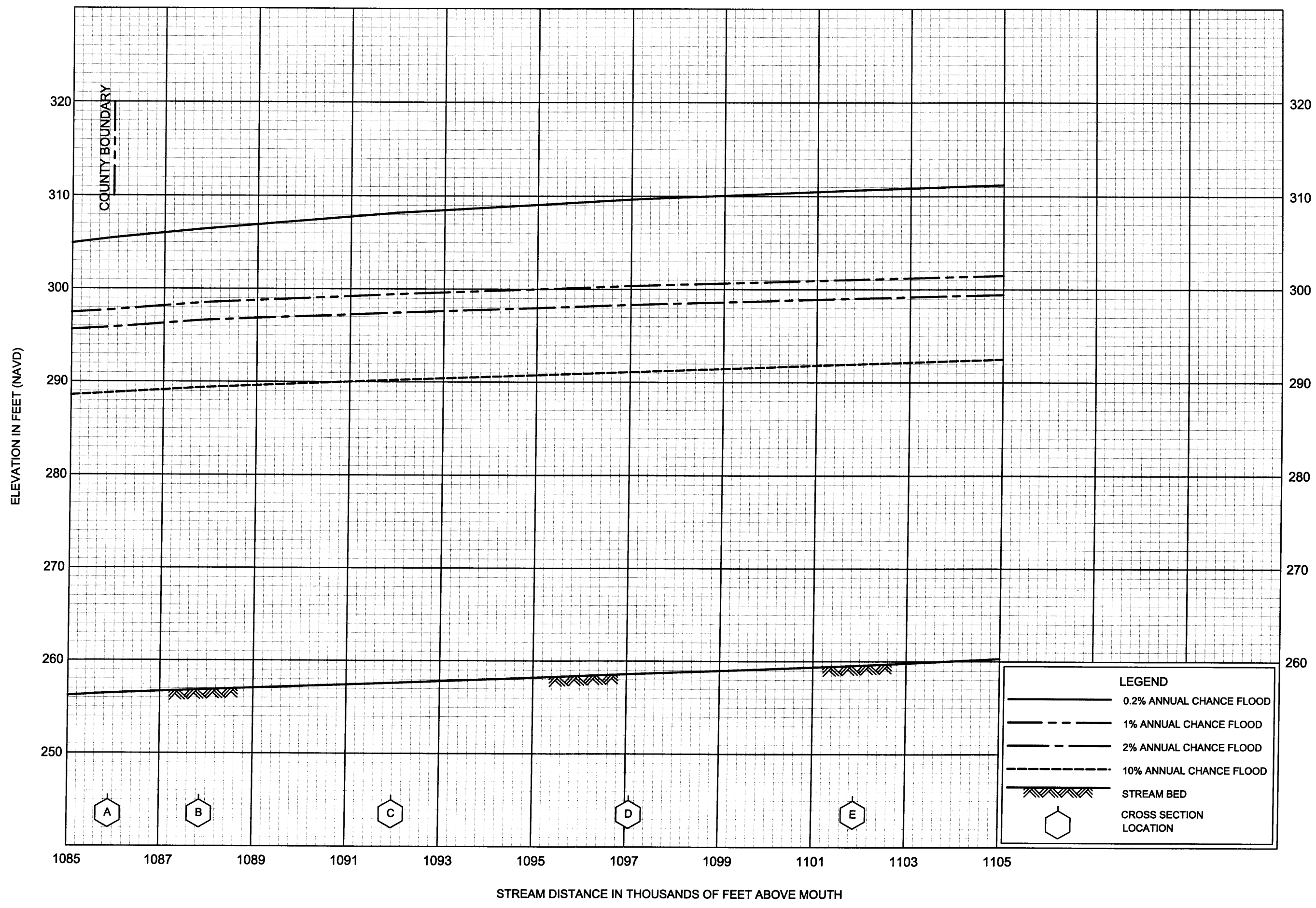
FLOOD PROFILES

CEAR CREEK TRIBUTARY 2

FEDERAL EMERGENCY MANAGEMENT AGENCY

BASTROP COUNTY, TX  
AND INCORPORATED AREAS

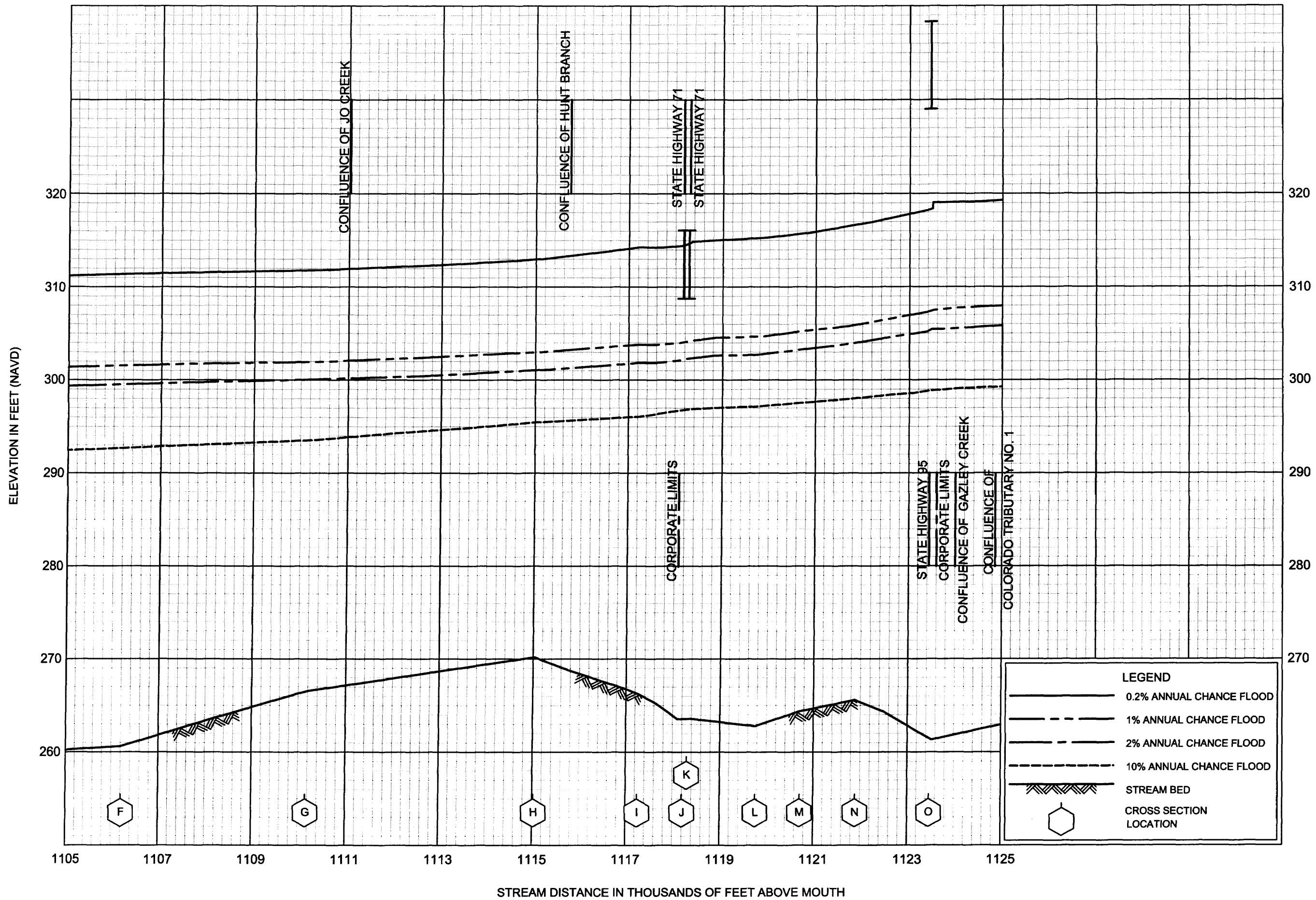
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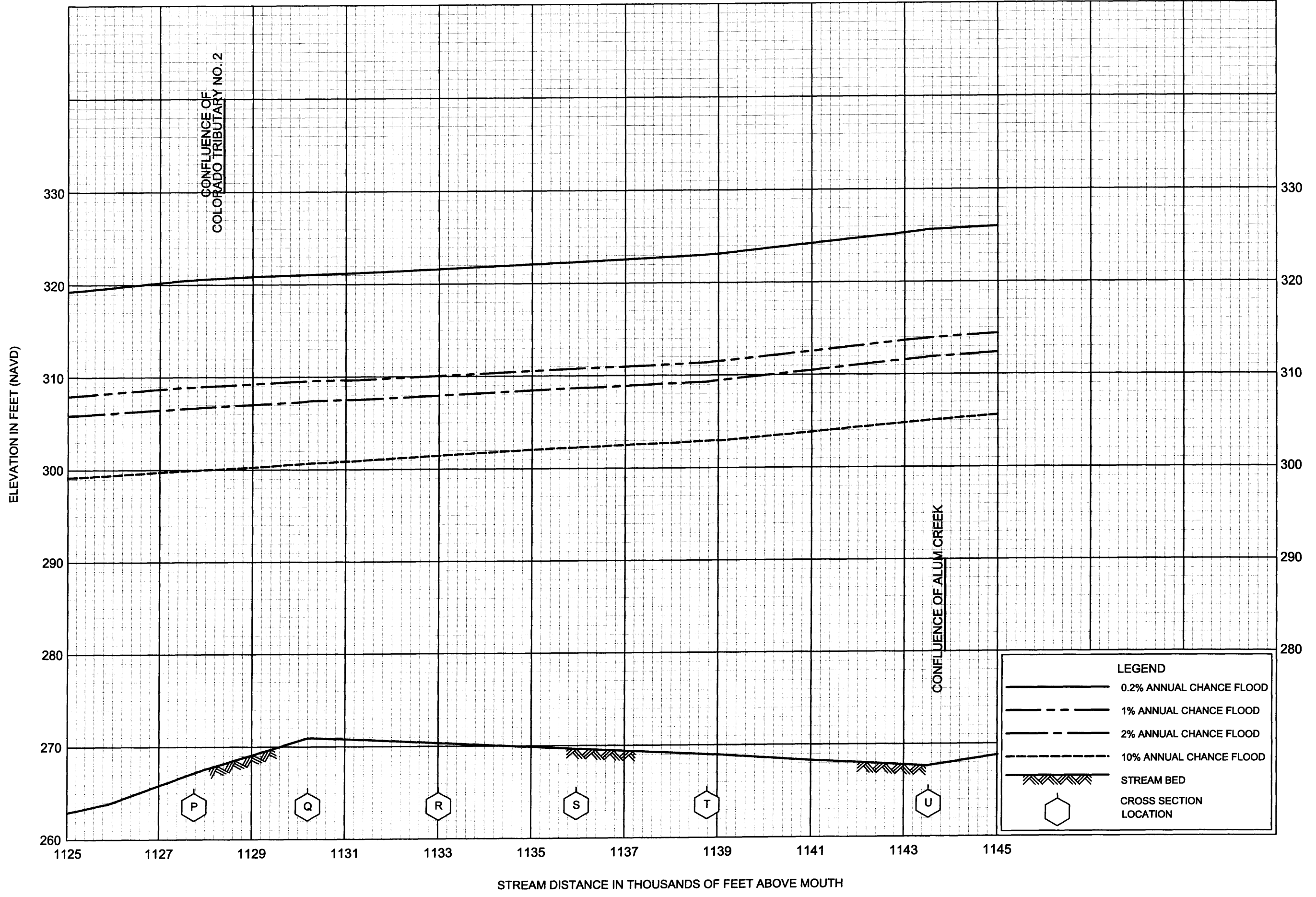


**FLOOD PROFILES**  
**COLORADO RIVER**

FEDERAL EMERGENCY MANAGEMENT AGENCY  
**BASTROP COUNTY, TX**  
AND INCORPORATED AREAS

10P

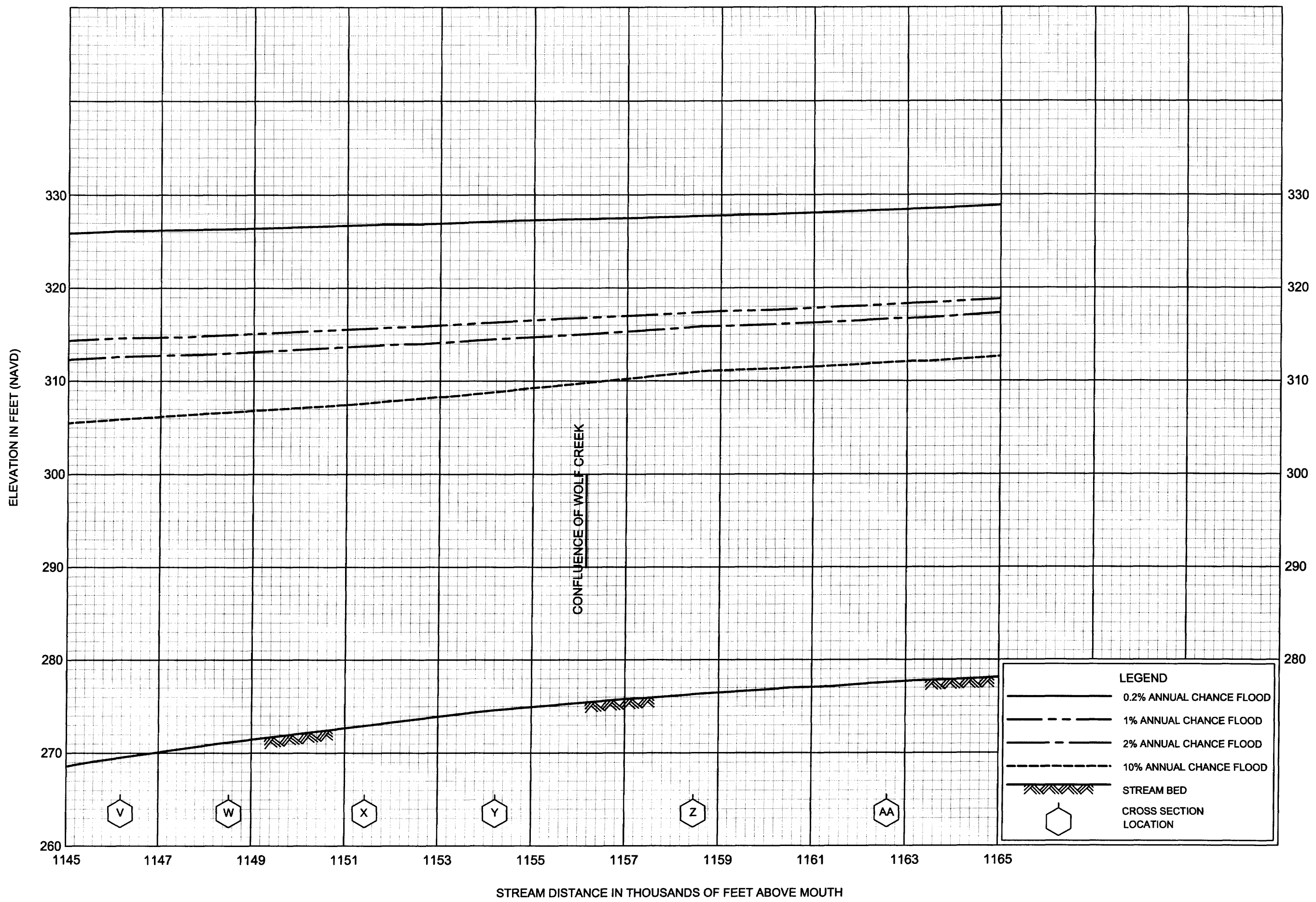




FLOOD PROFILES  
COLORADO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

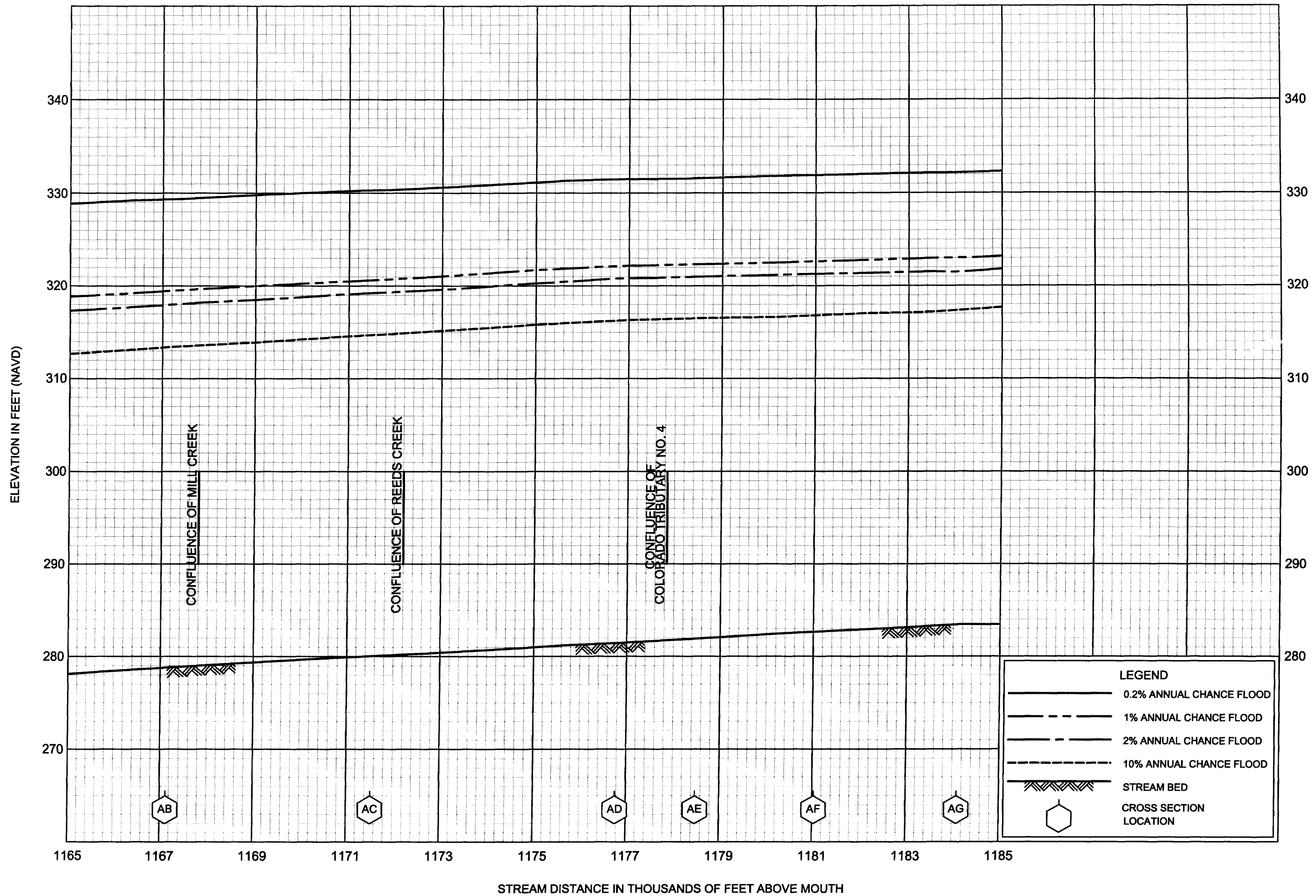
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FLOOD PROFILES  
COLORADO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

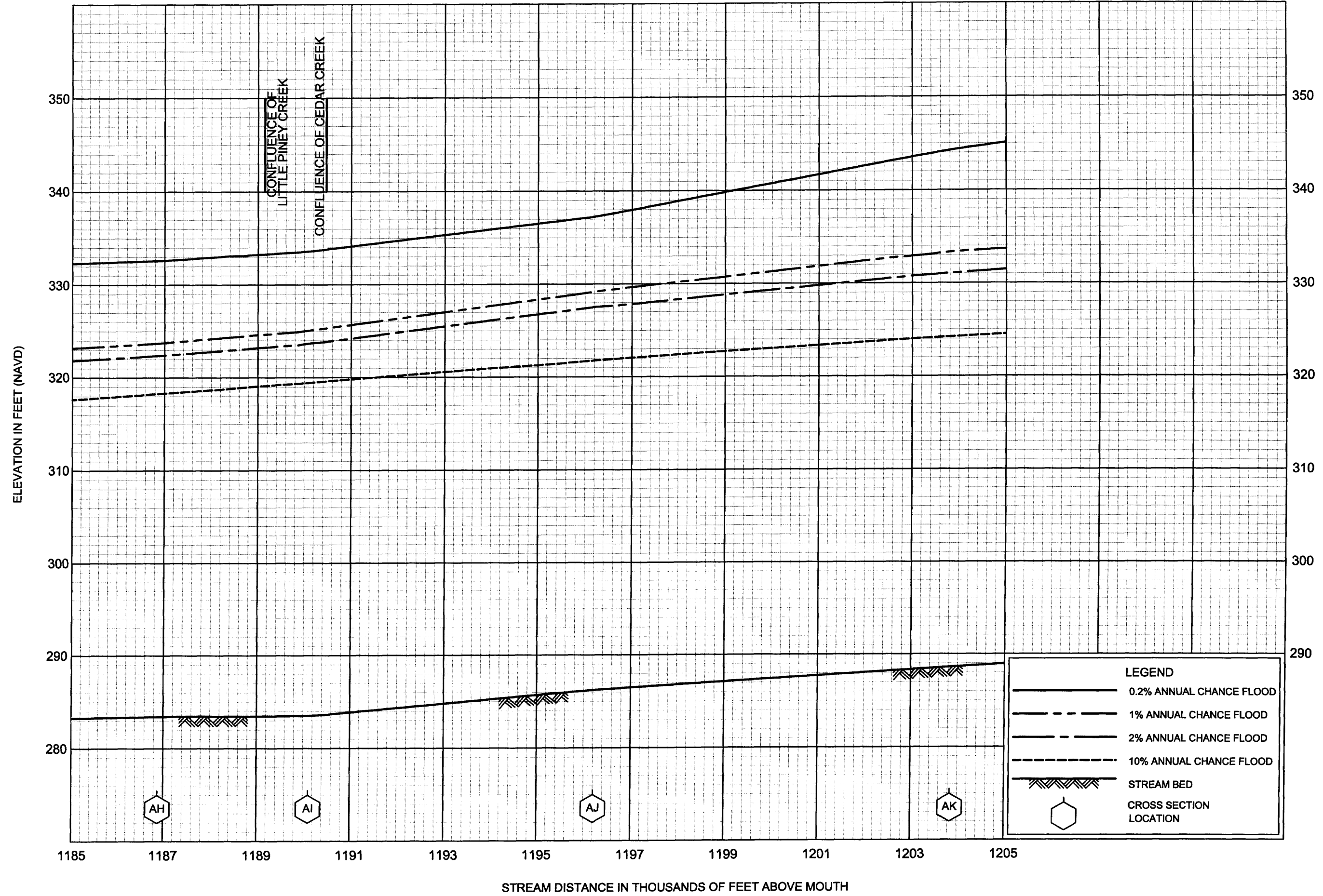
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**FLOOD PROFILES**  
**COLORADO RIVER**

FEDERAL EMERGENCY MANAGEMENT AGENCY  
**BASTROP COUNTY, TX**  
AND INCORPORATED AREAS

14P

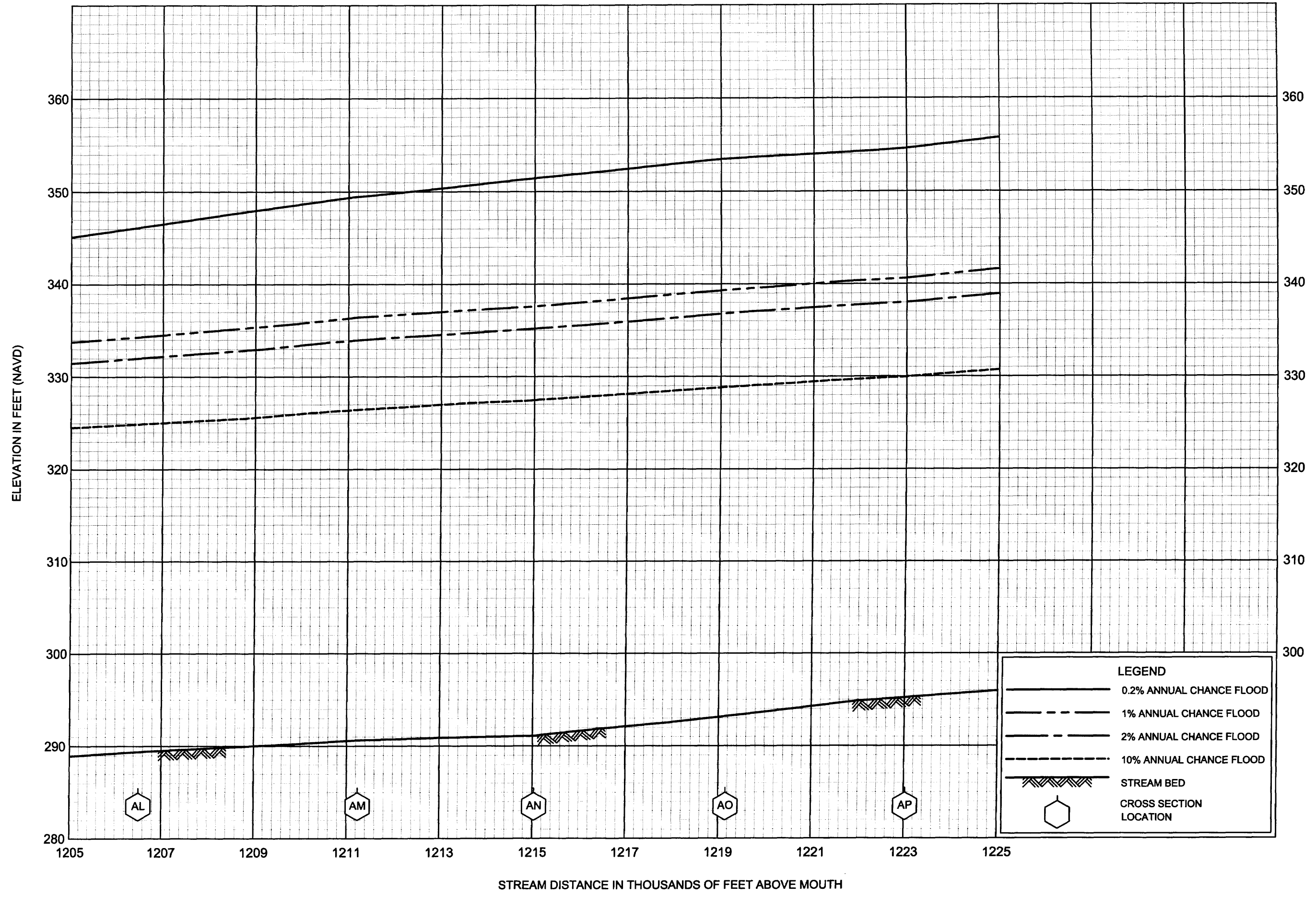


FLOOD PROFILES  
COLORADO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

15P

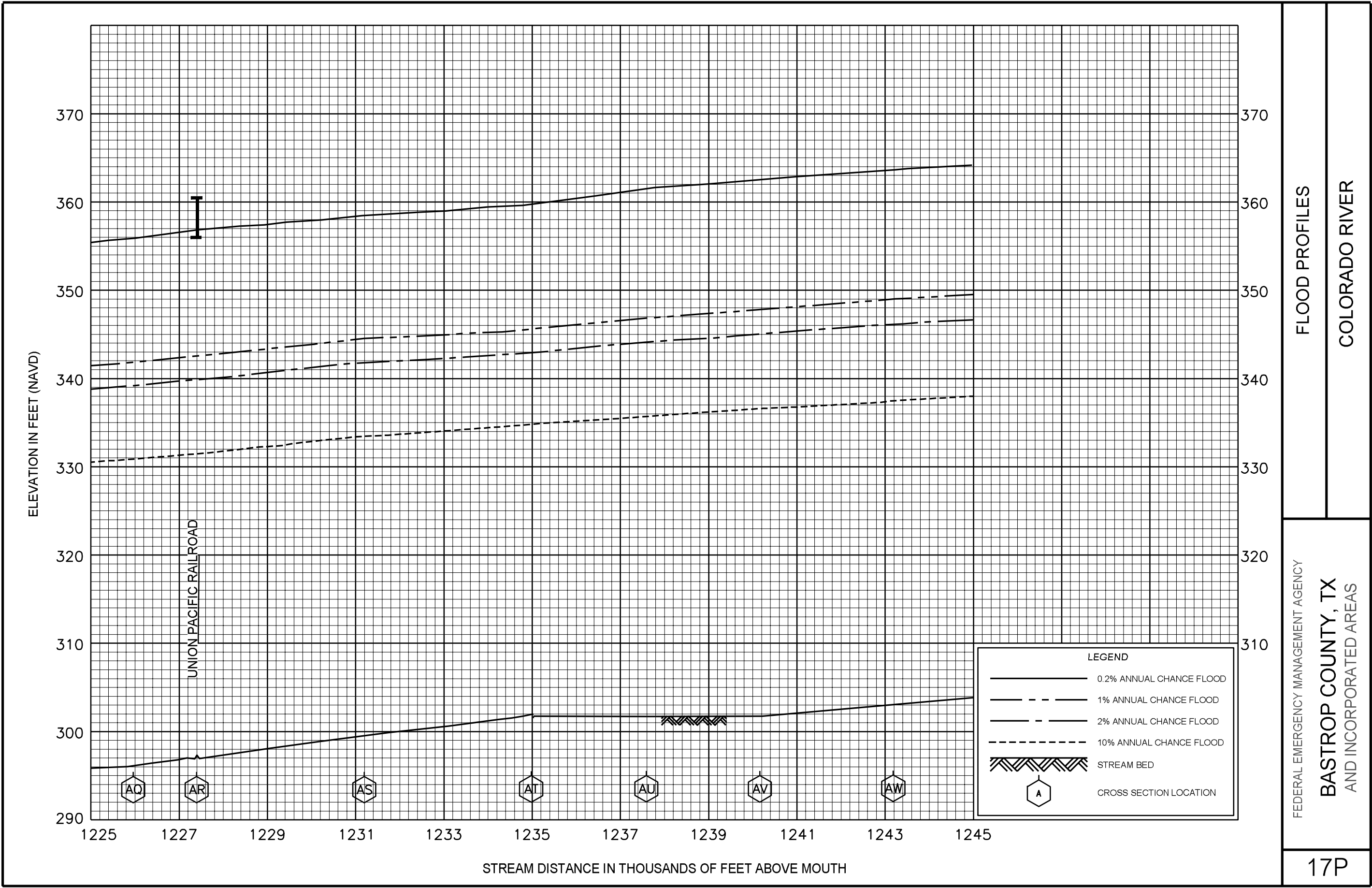


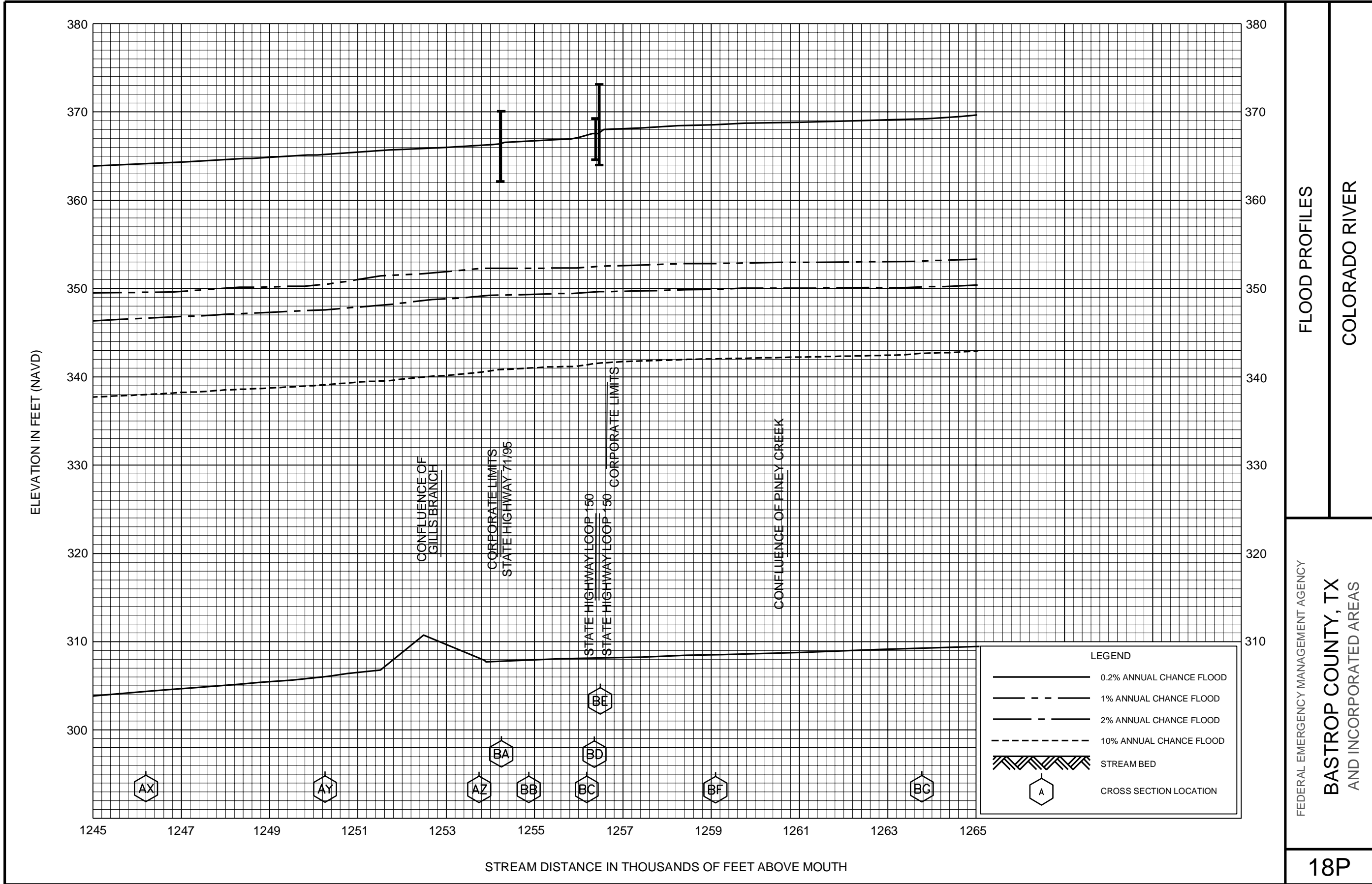


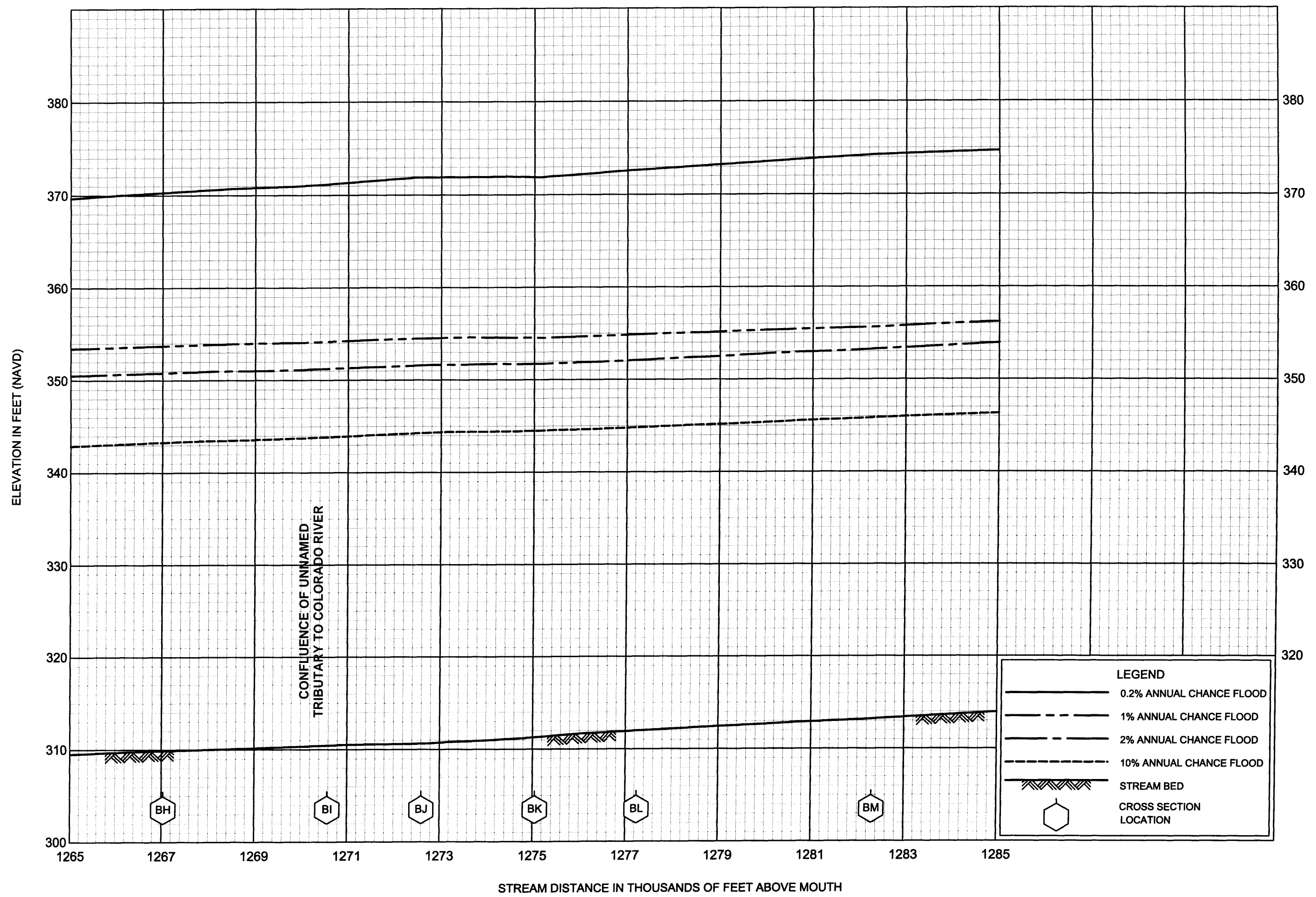
FLOOD PROFILES  
COLORADO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

16P

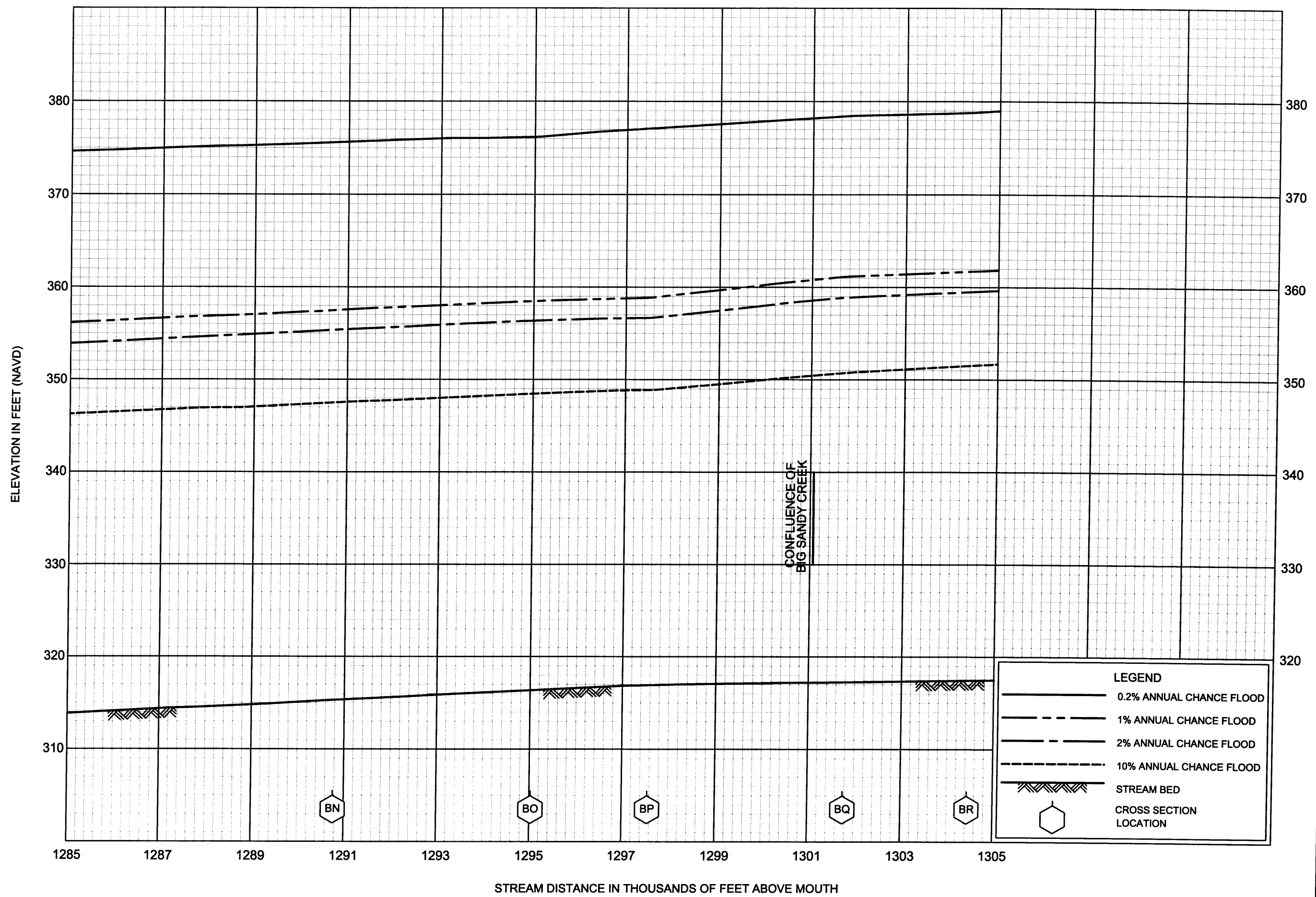


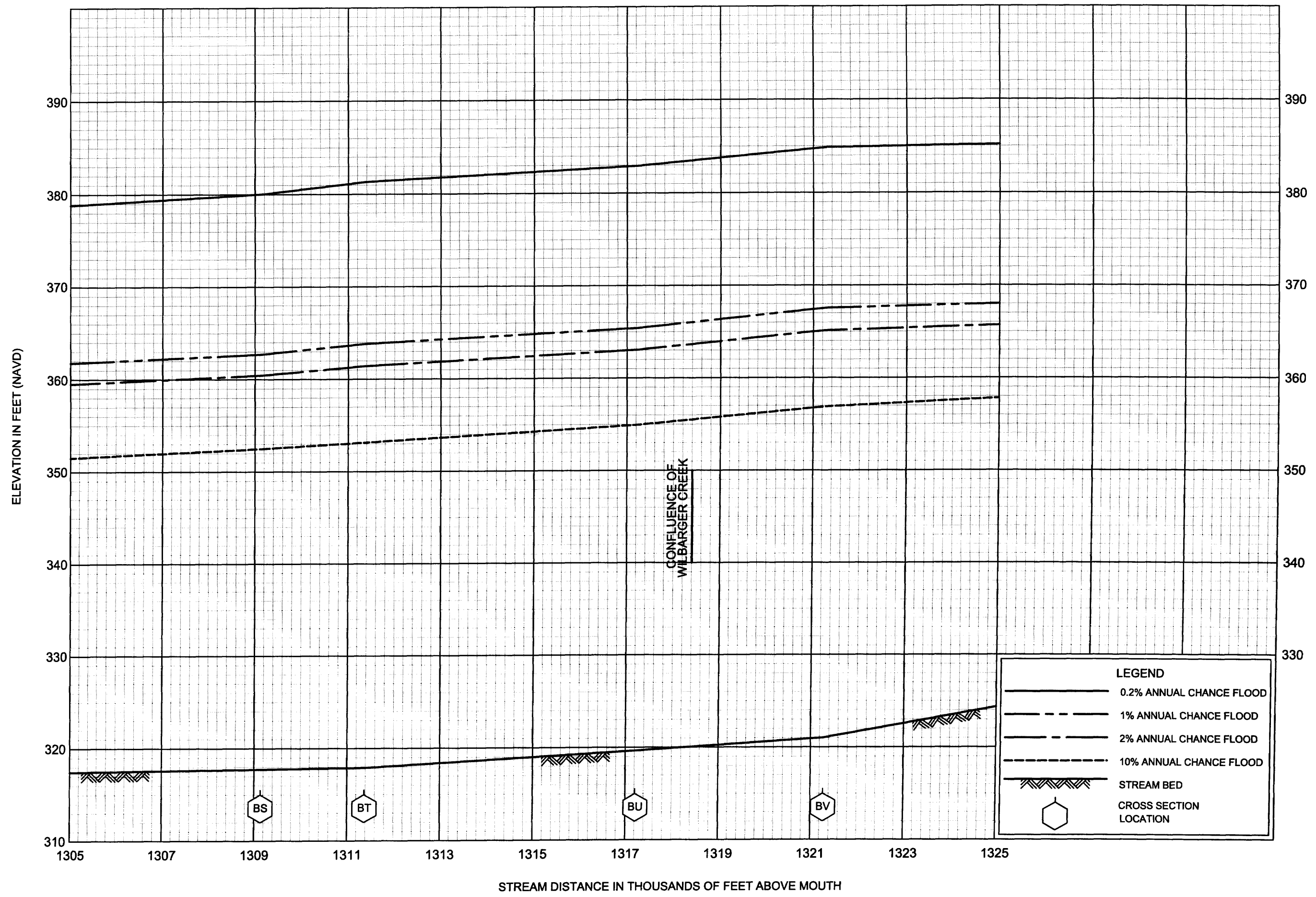




**FLOOD PROFILES**  
**COLORADO RIVER**

FEDERAL EMERGENCY MANAGEMENT AGENCY  
**BASTROP COUNTY, TX**  
AND INCORPORATED AREAS

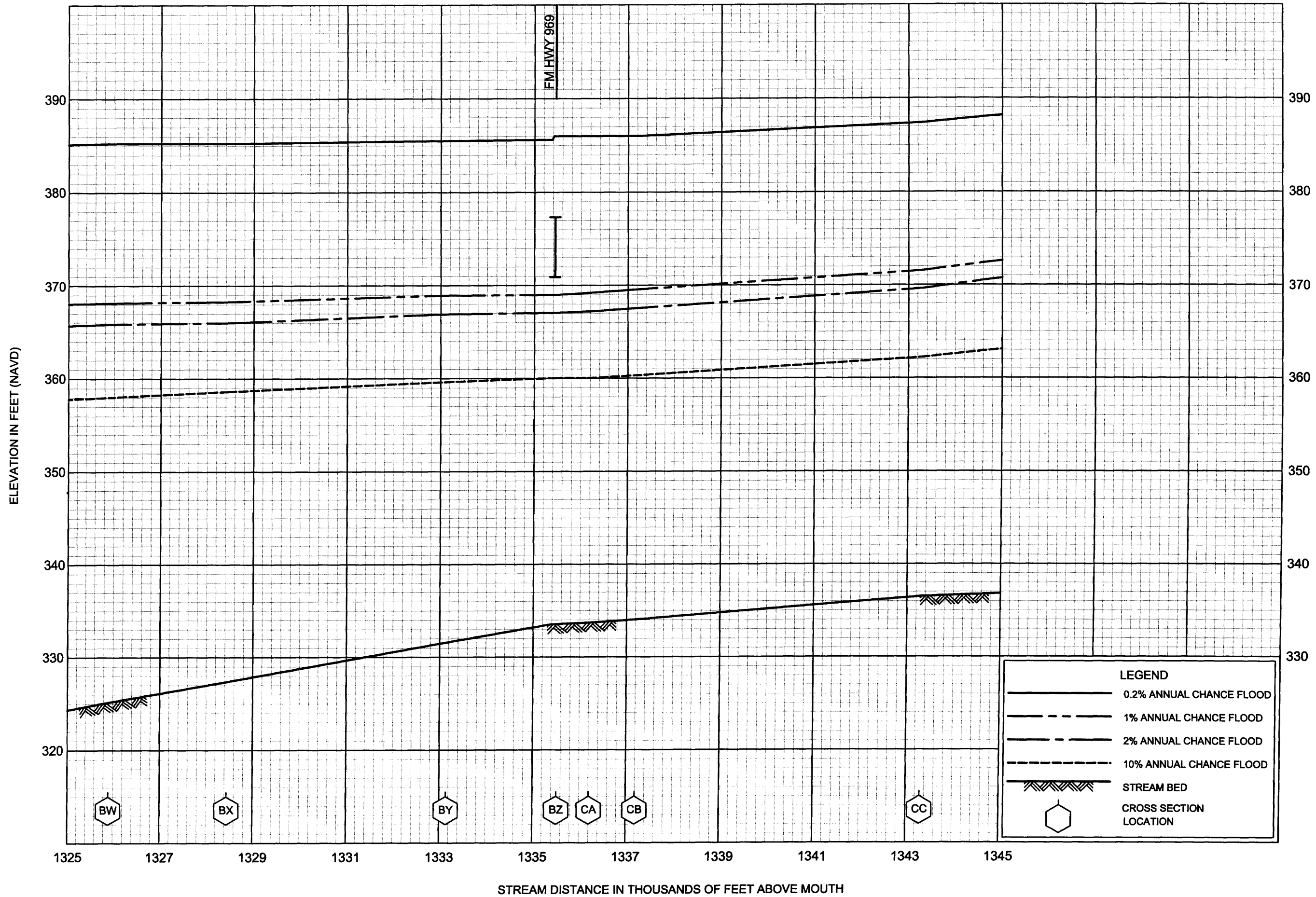




FLOOD PROFILES  
 COLORADO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 BASTROP COUNTY, TX  
 AND INCORPORATED AREAS

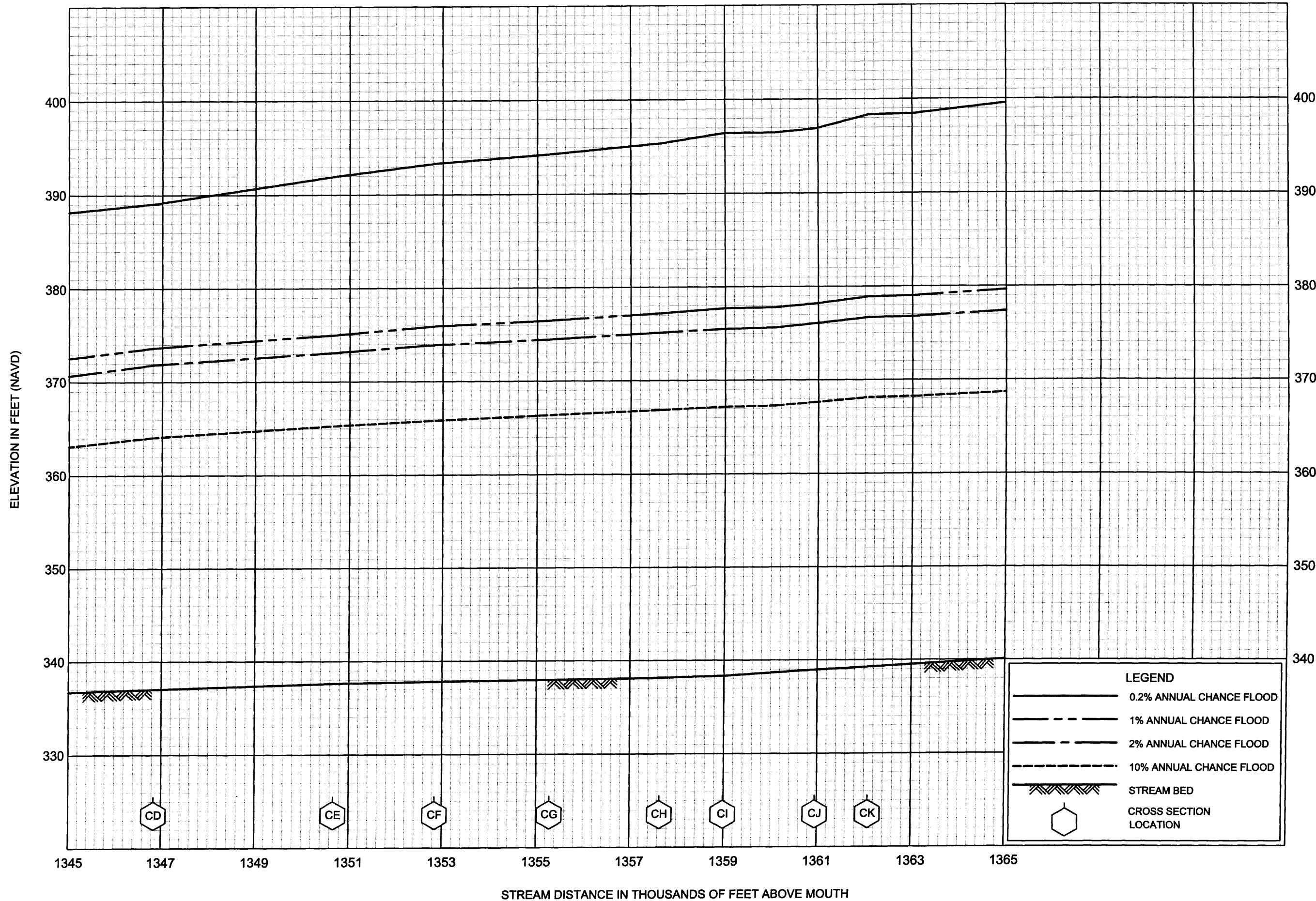
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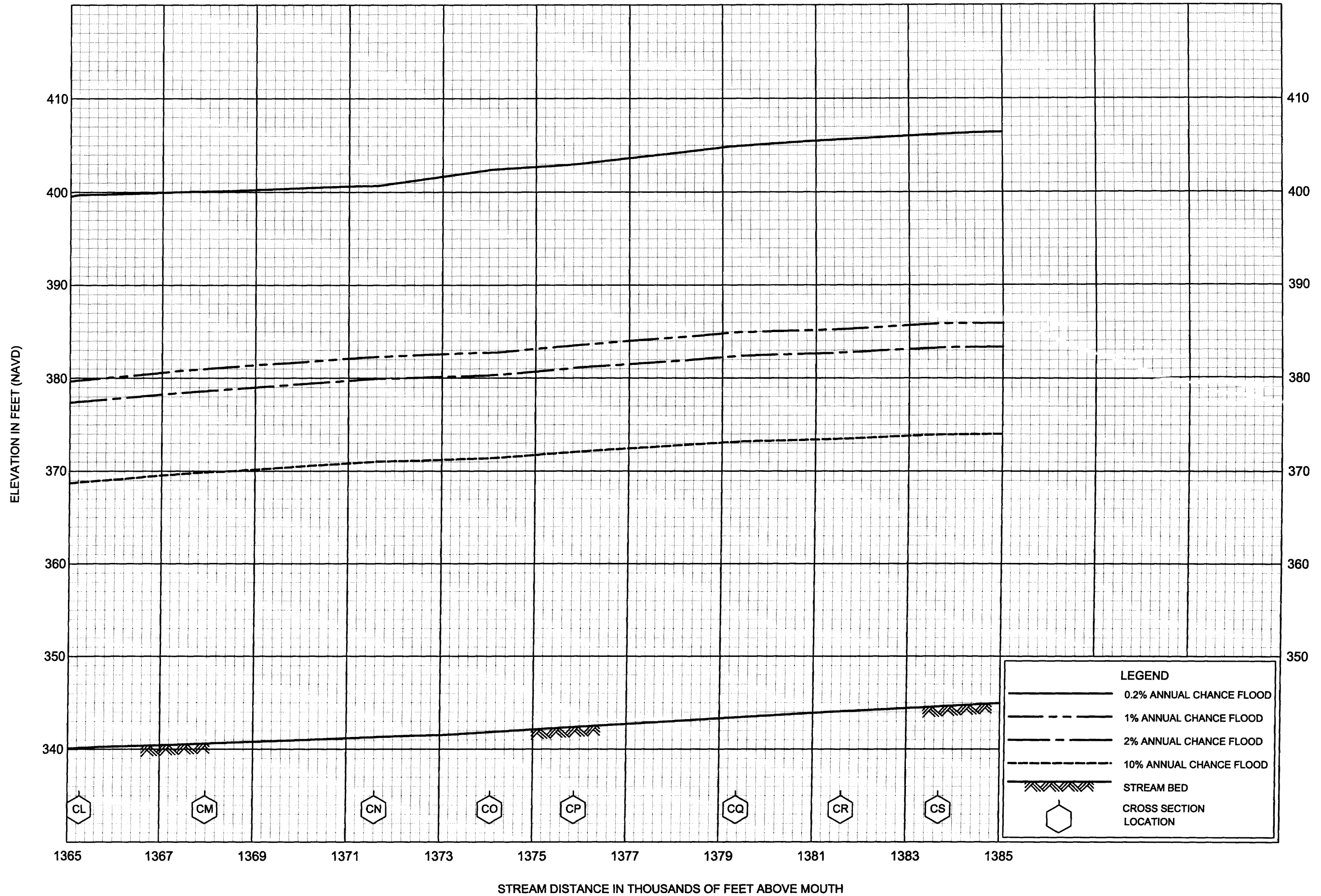
FLOOD PROFILES  
COLORADO RIVER

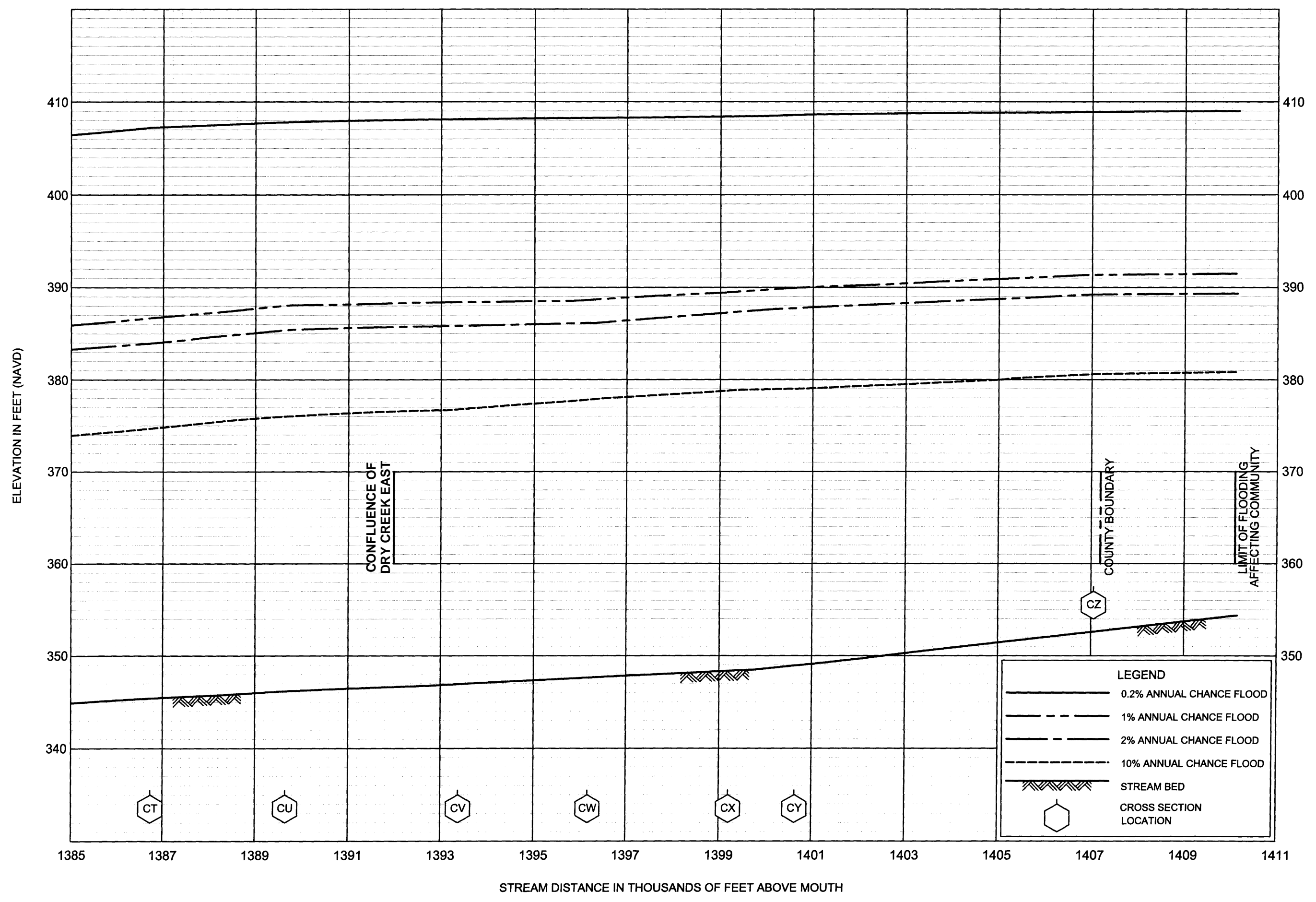
FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

22P





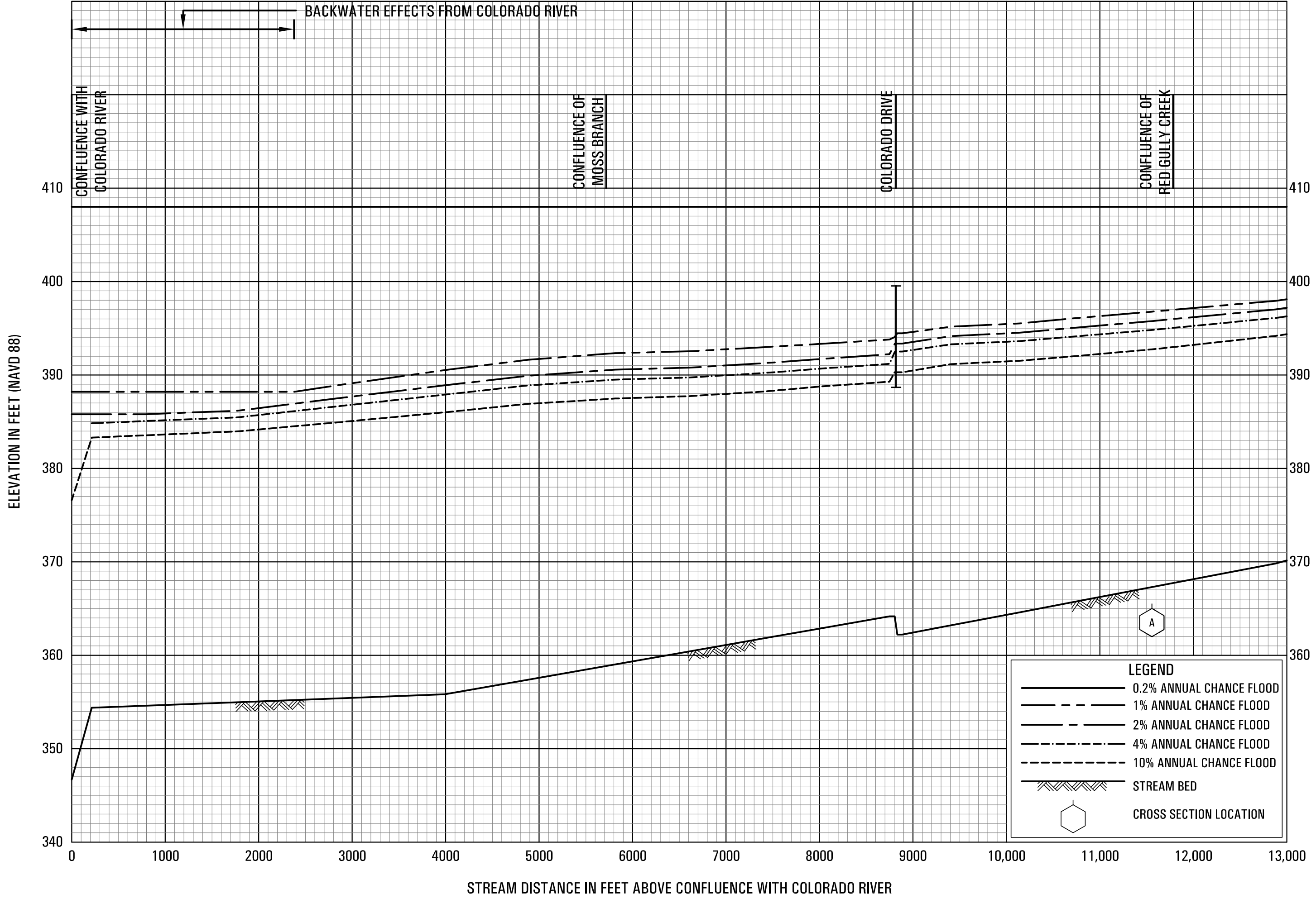




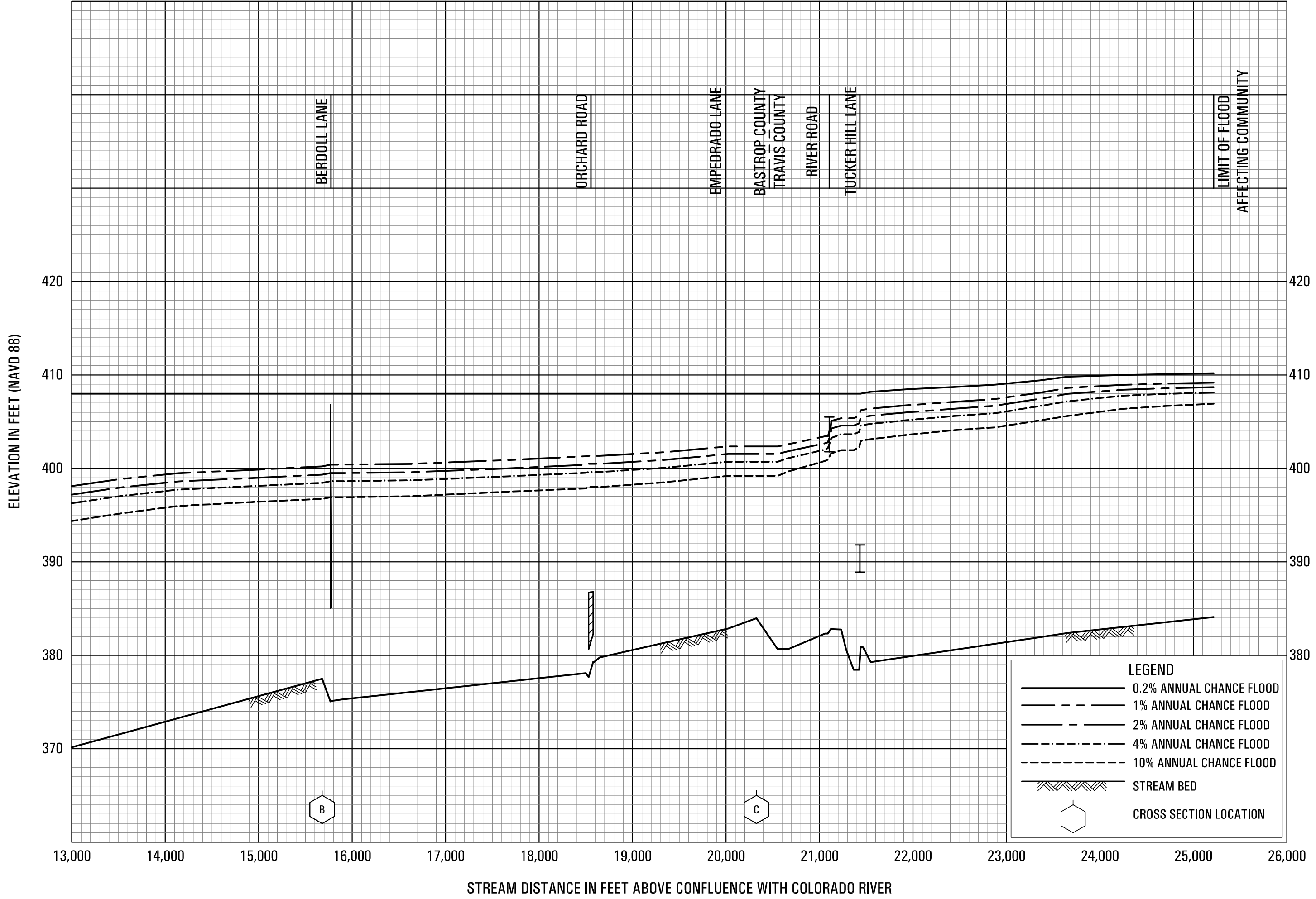
FLOOD PROFILES  
 COLORADO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 BASTROP COUNTY, TX  
 AND INCORPORATED AREAS

25P



FEDERAL EMERGENCY MANAGEMENT AGENCY  
**BASTROP COUNTY, TX**  
 AND INCORPORATED AREAS

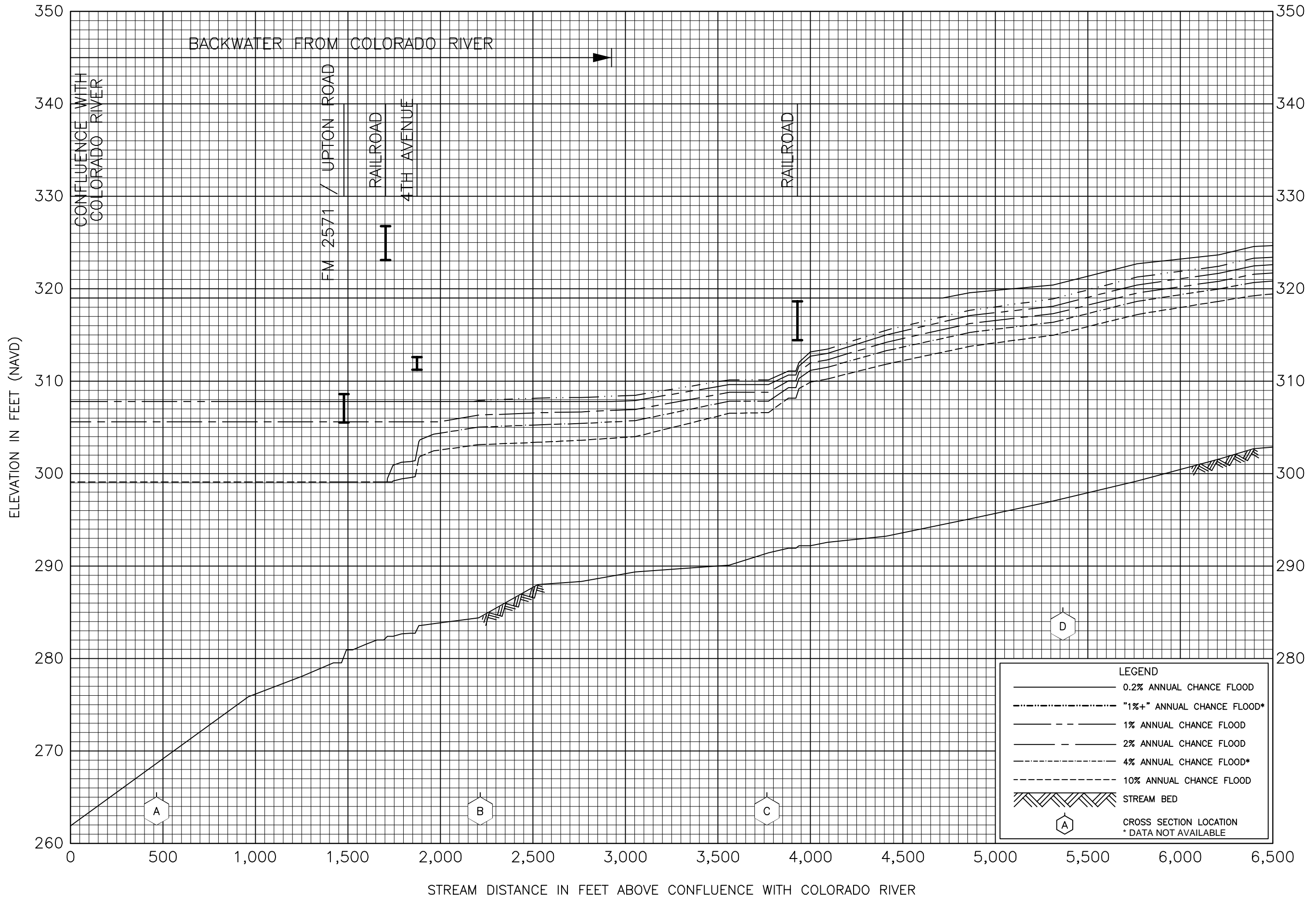


FLOOD PROFILES

DRY CREEK EAST

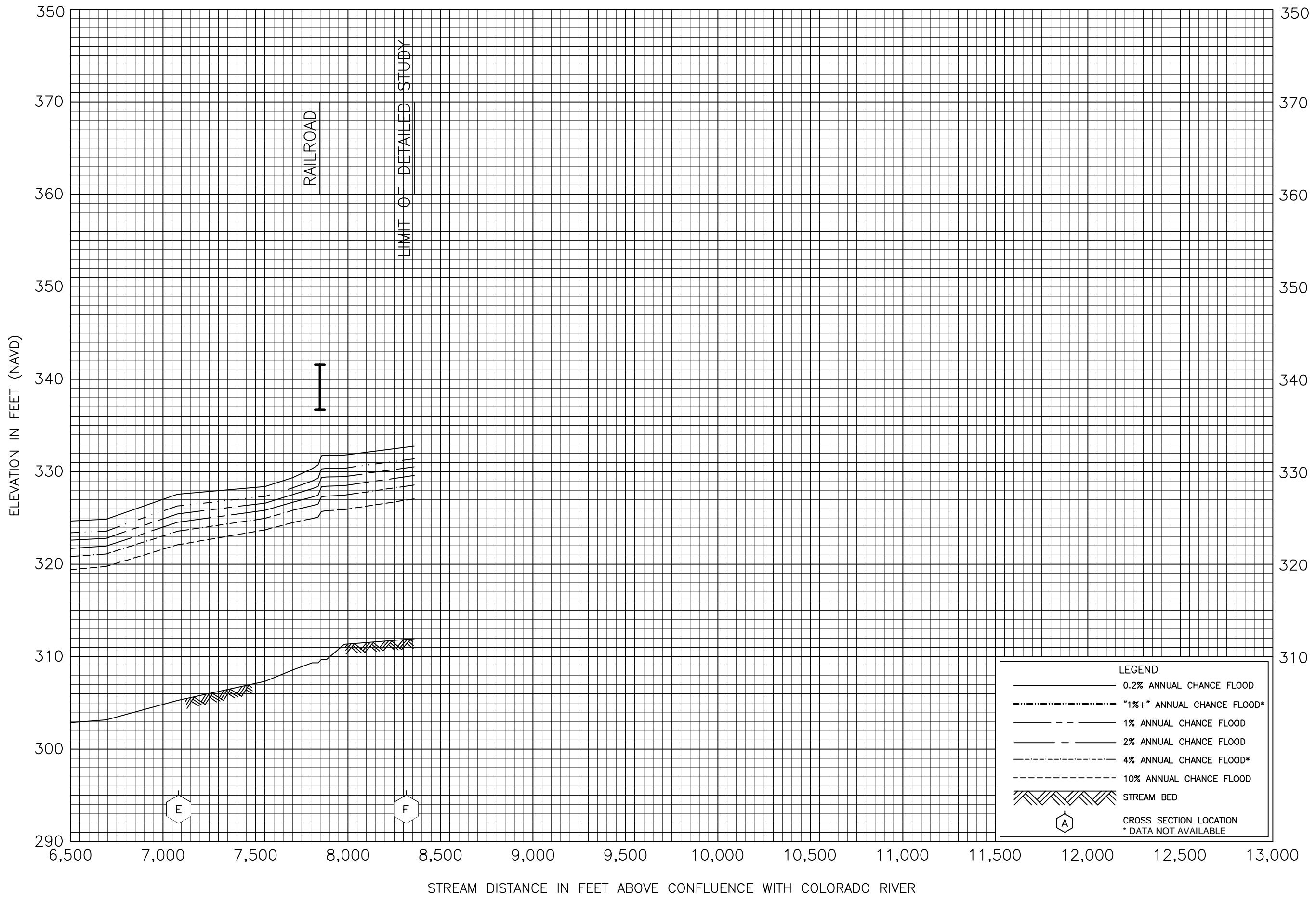
FEDERAL EMERGENCY MANAGEMENT AGENCY

BASTROP COUNTY, TX  
AND INCORPORATED AREAS



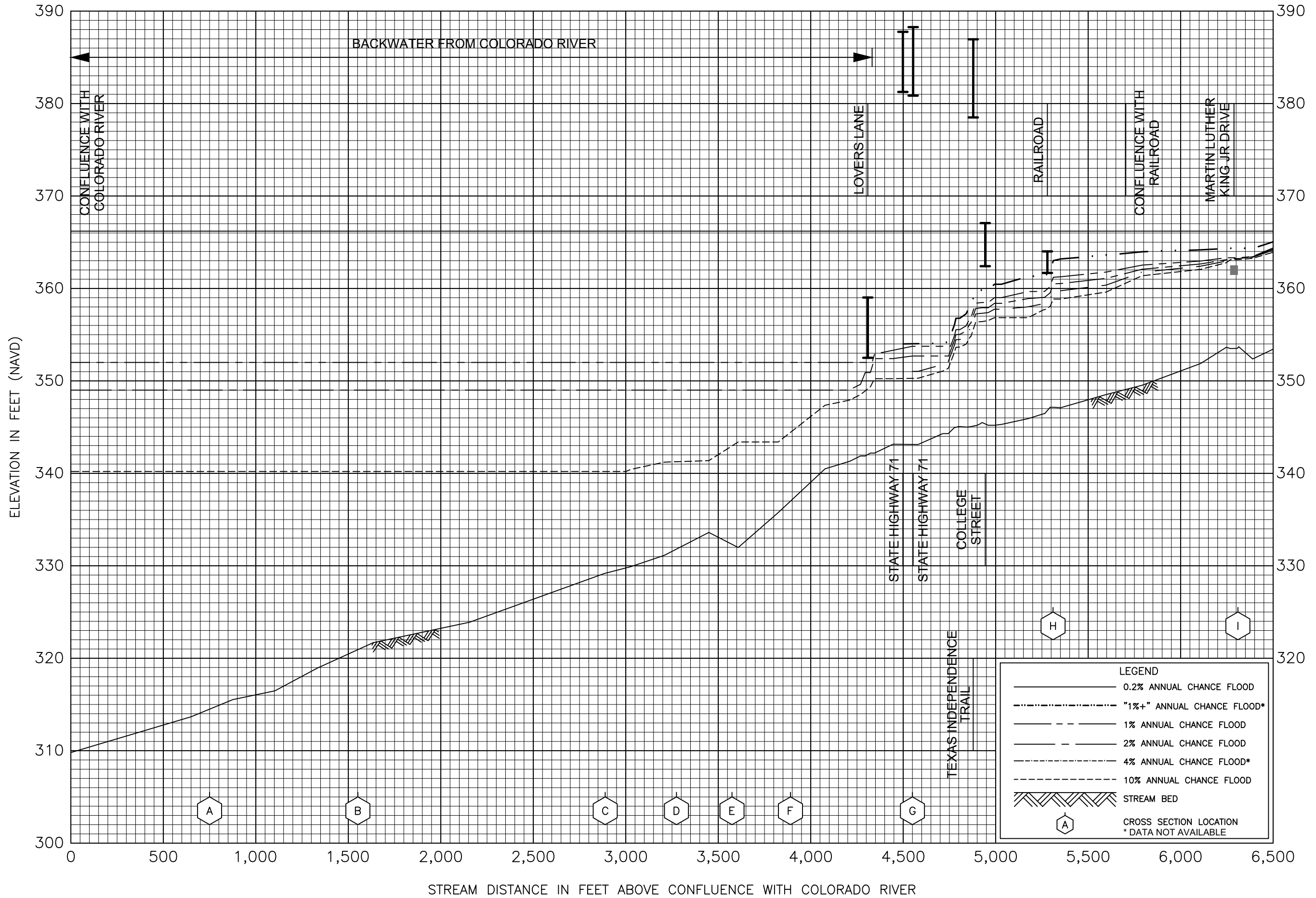
FLOOD PROFILES  
GAZLEY CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS



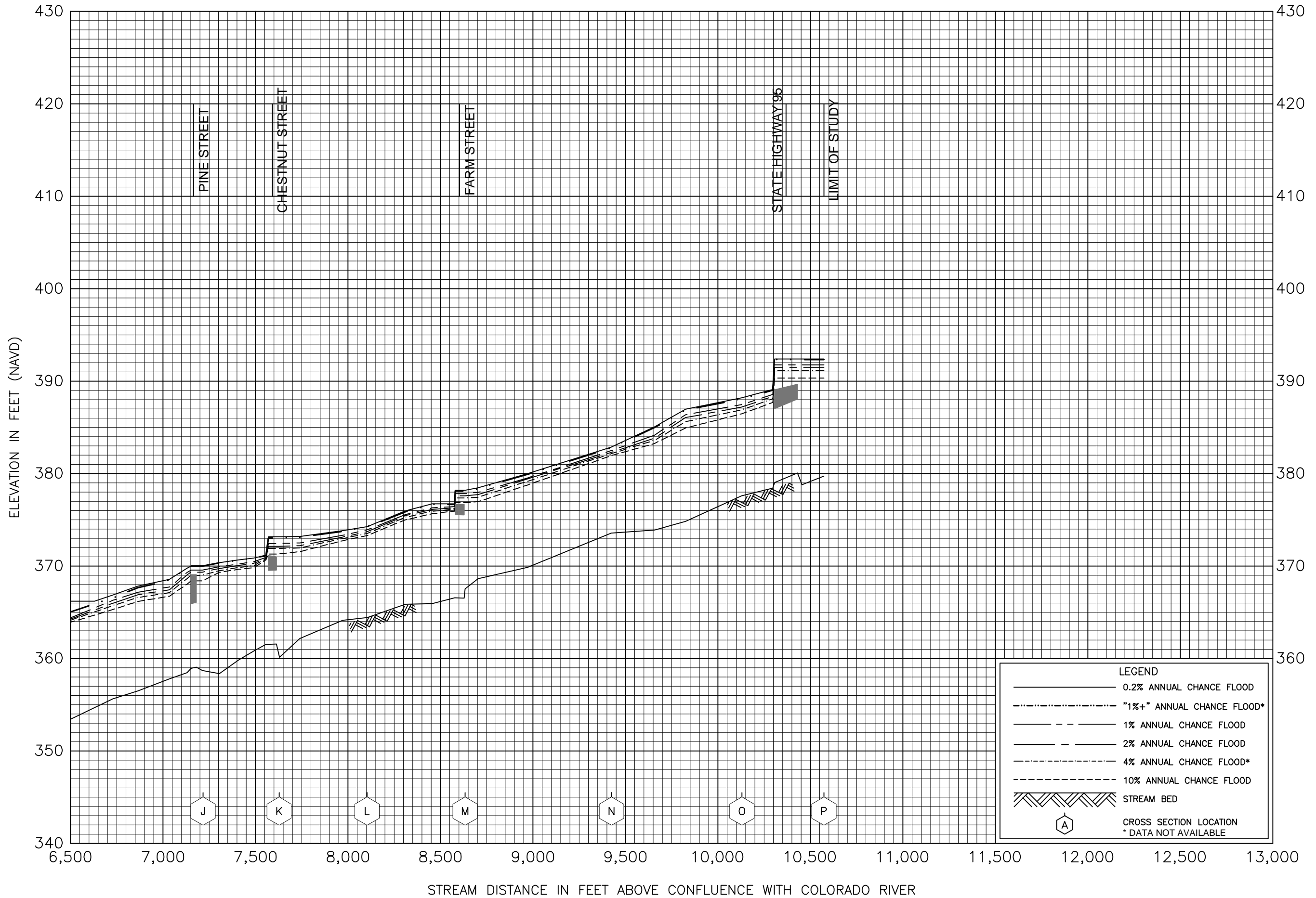
FLOOD PROFILES  
GAZLEY CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS



FLOOD PROFILES  
GILLS BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

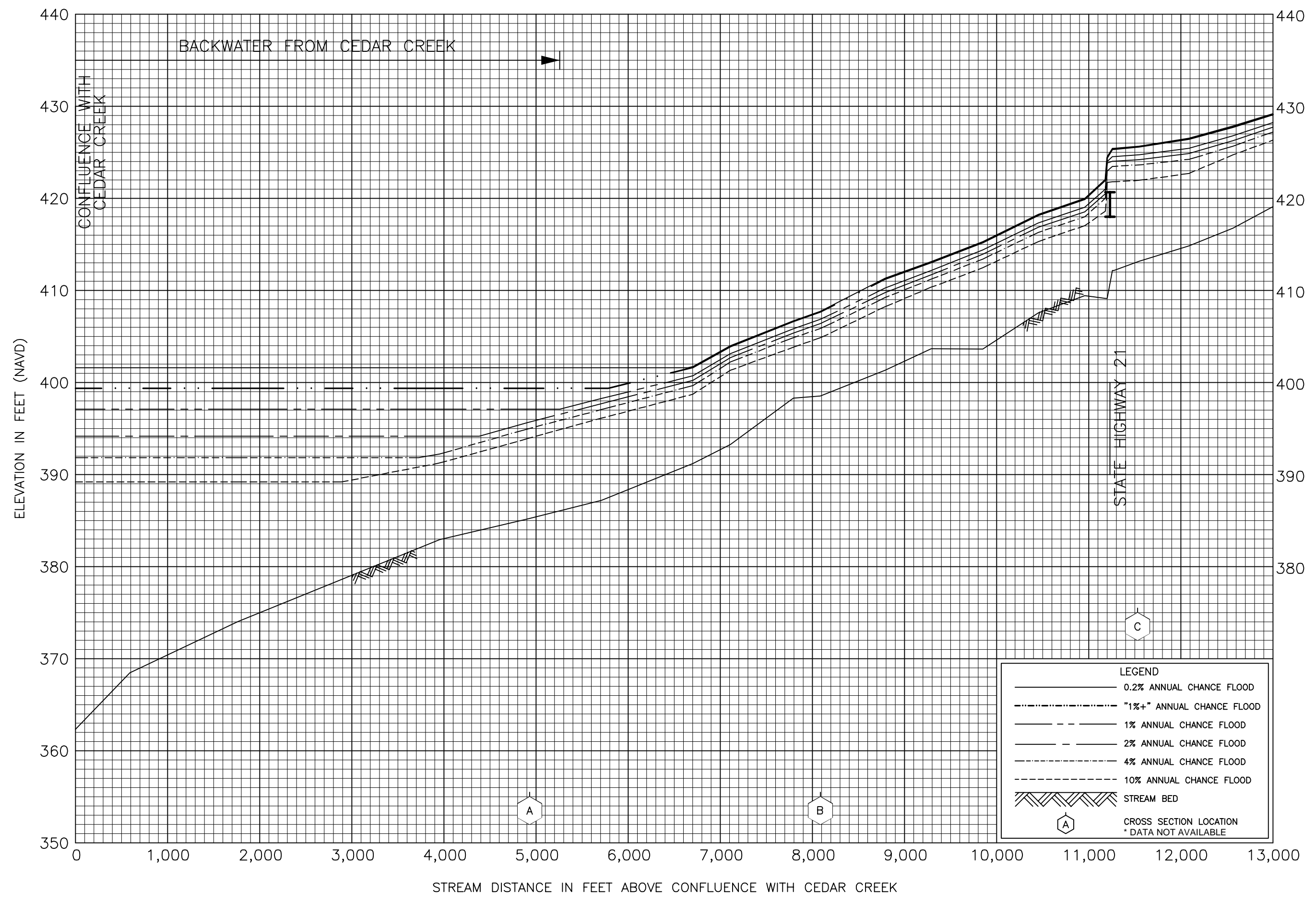


FLOOD PROFILES

GILLS BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

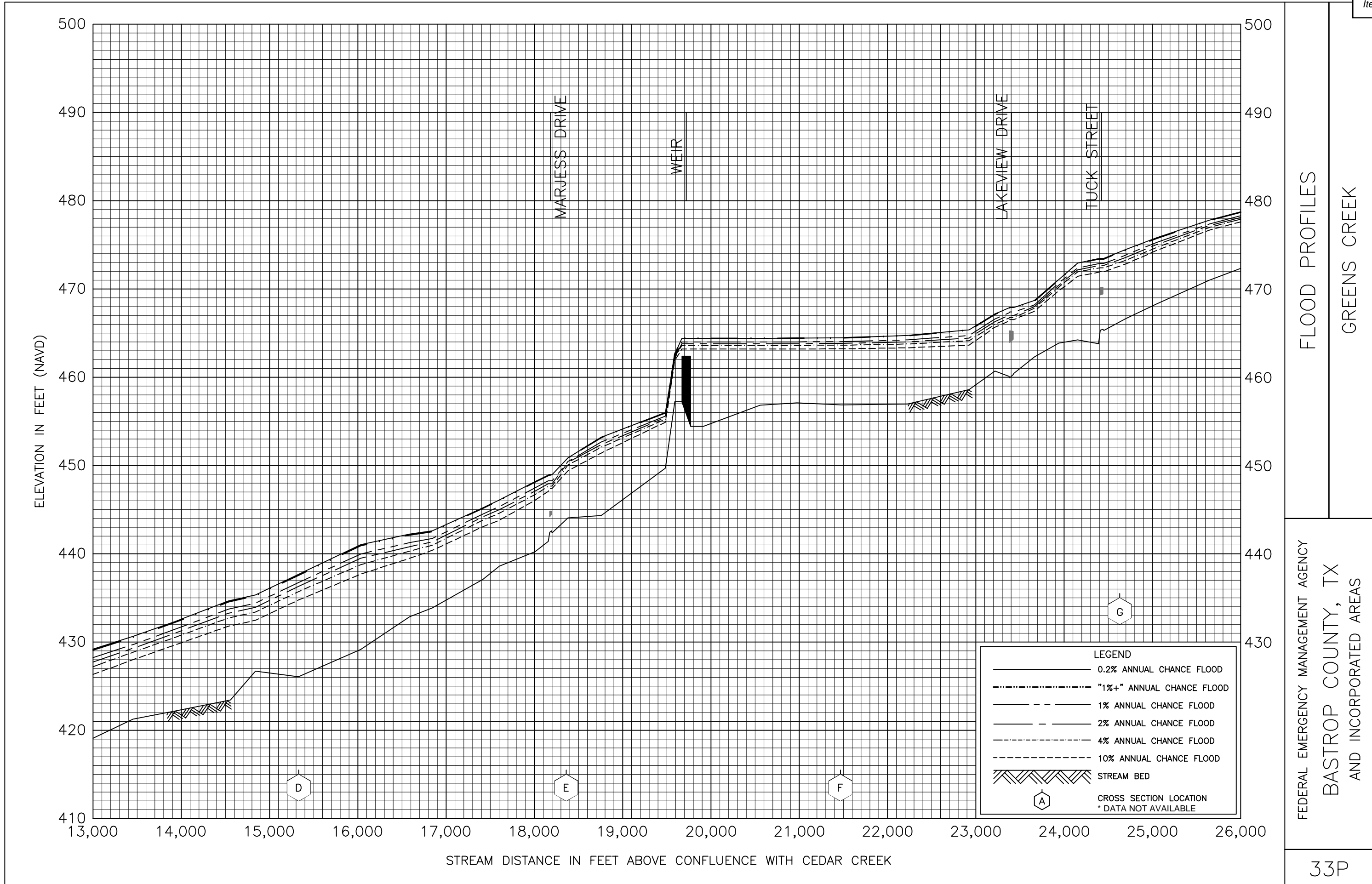




FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

FLOOD PROFILES  
GREENS CREEK

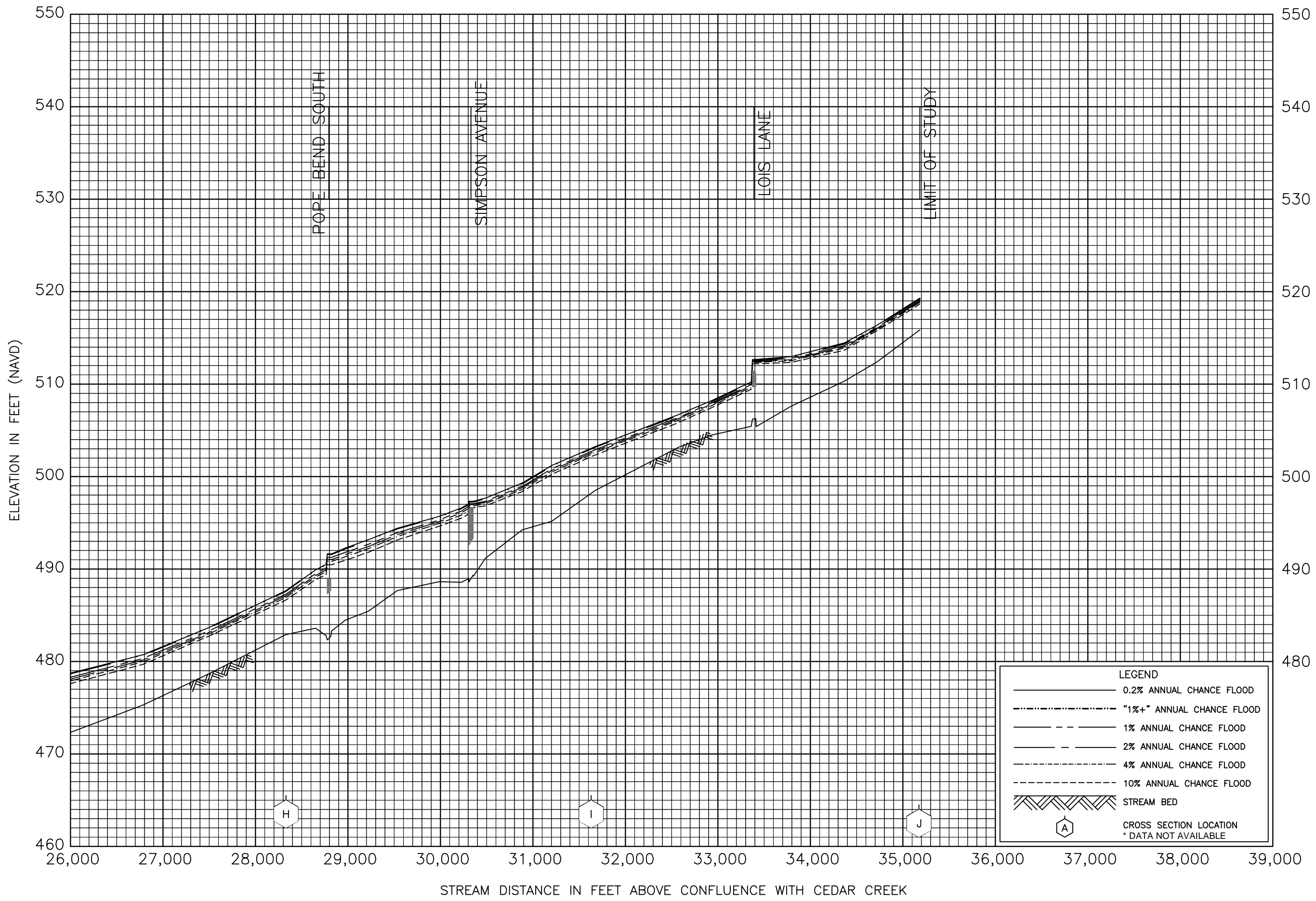
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FLOOD PROFILES  
GREENS CREEK

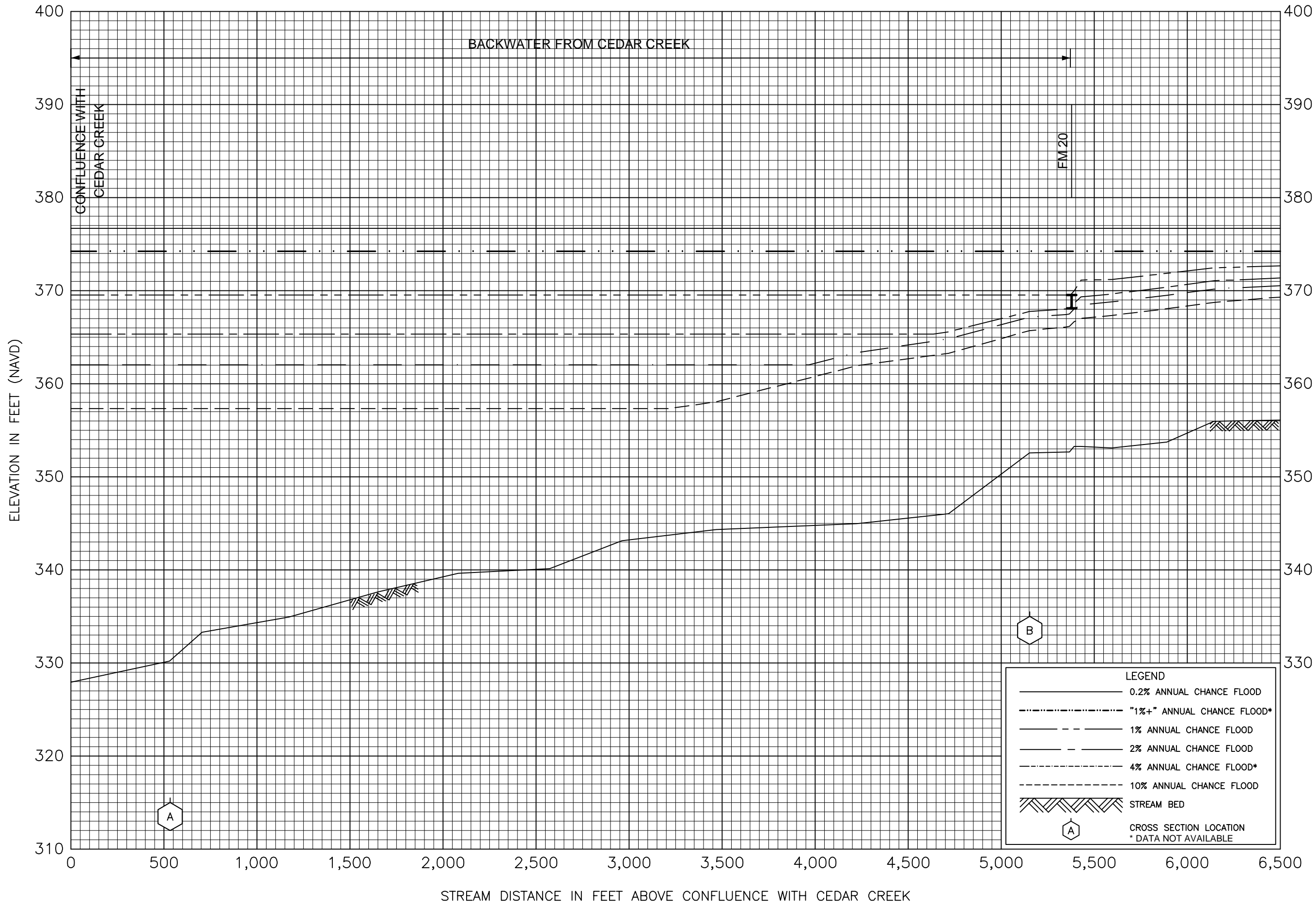
FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

33P



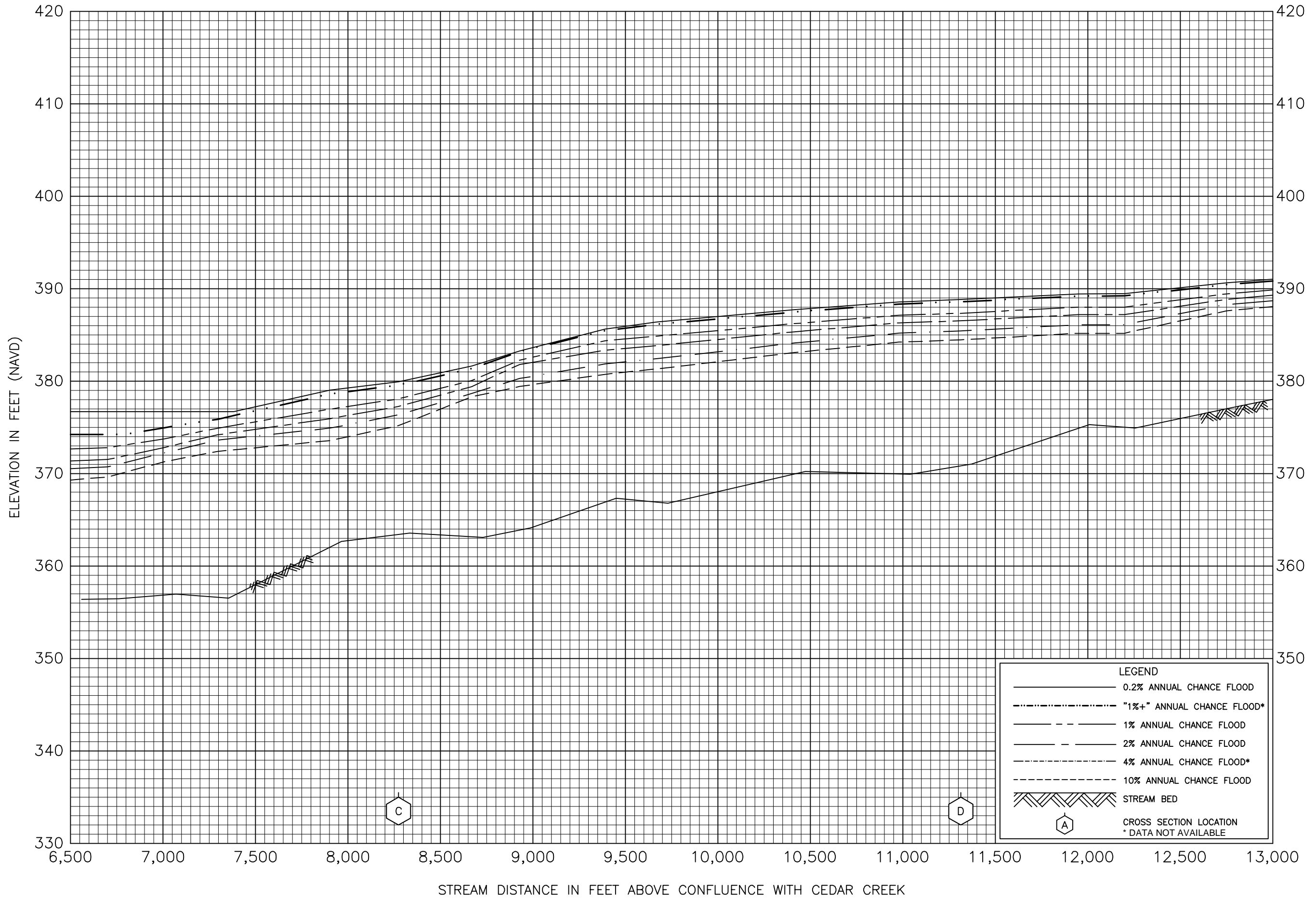
FLOOD PROFILES  
GREENS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS



FLOOD PROFILES  
LONG BRANCH

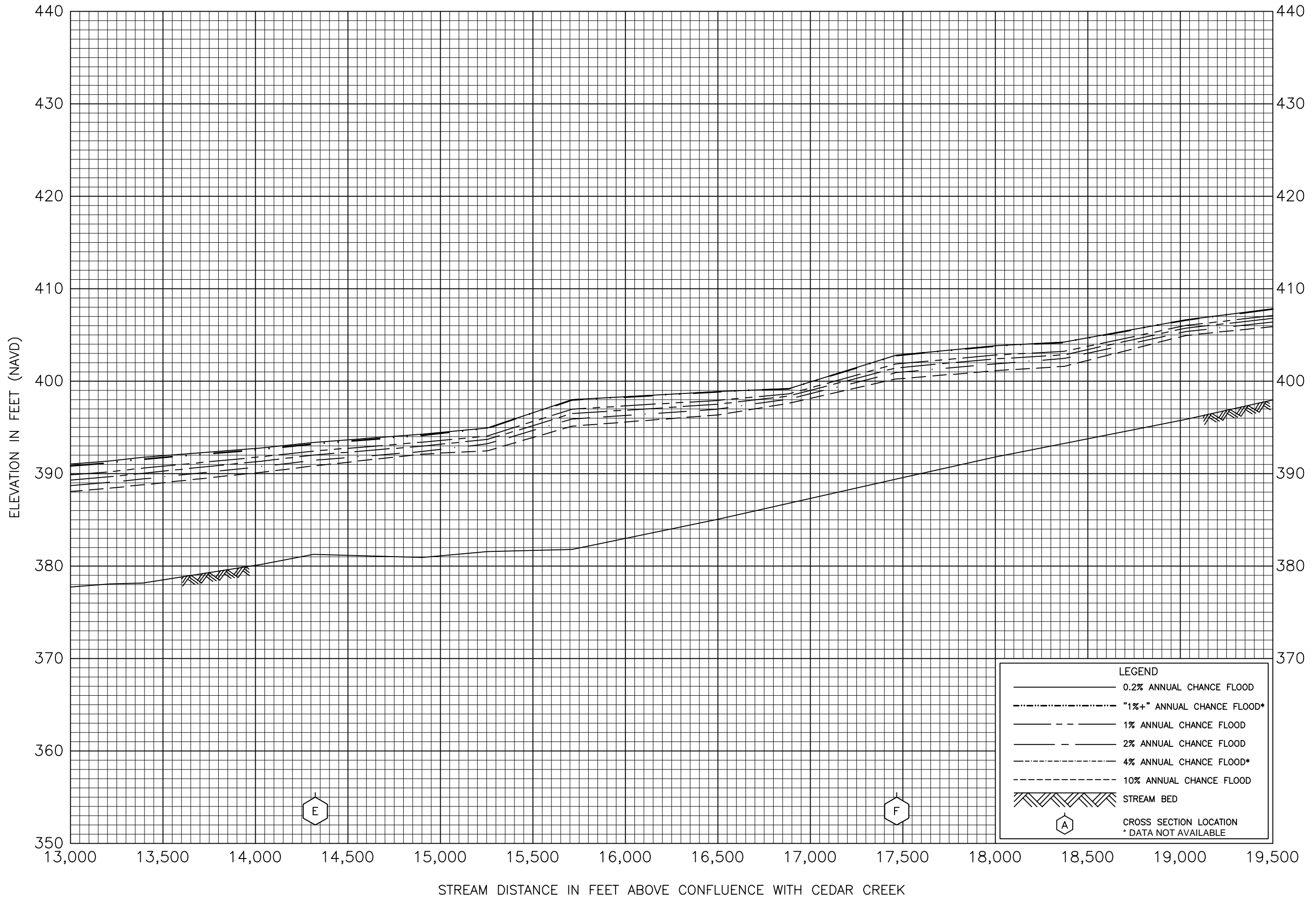
FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS



FLOOD PROFILES  
LONG BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

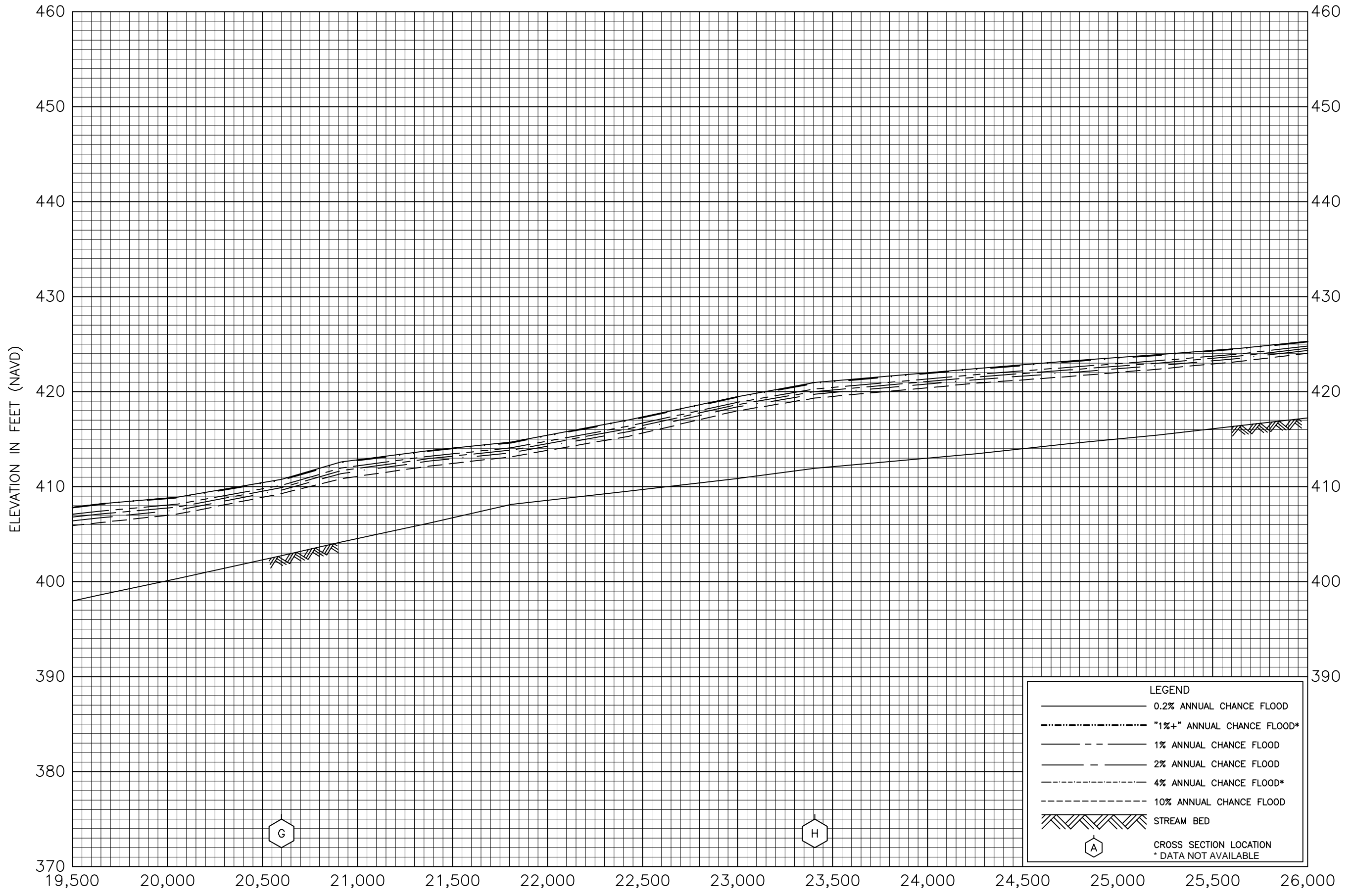
36P



FLOOD PROFILES  
LONG BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

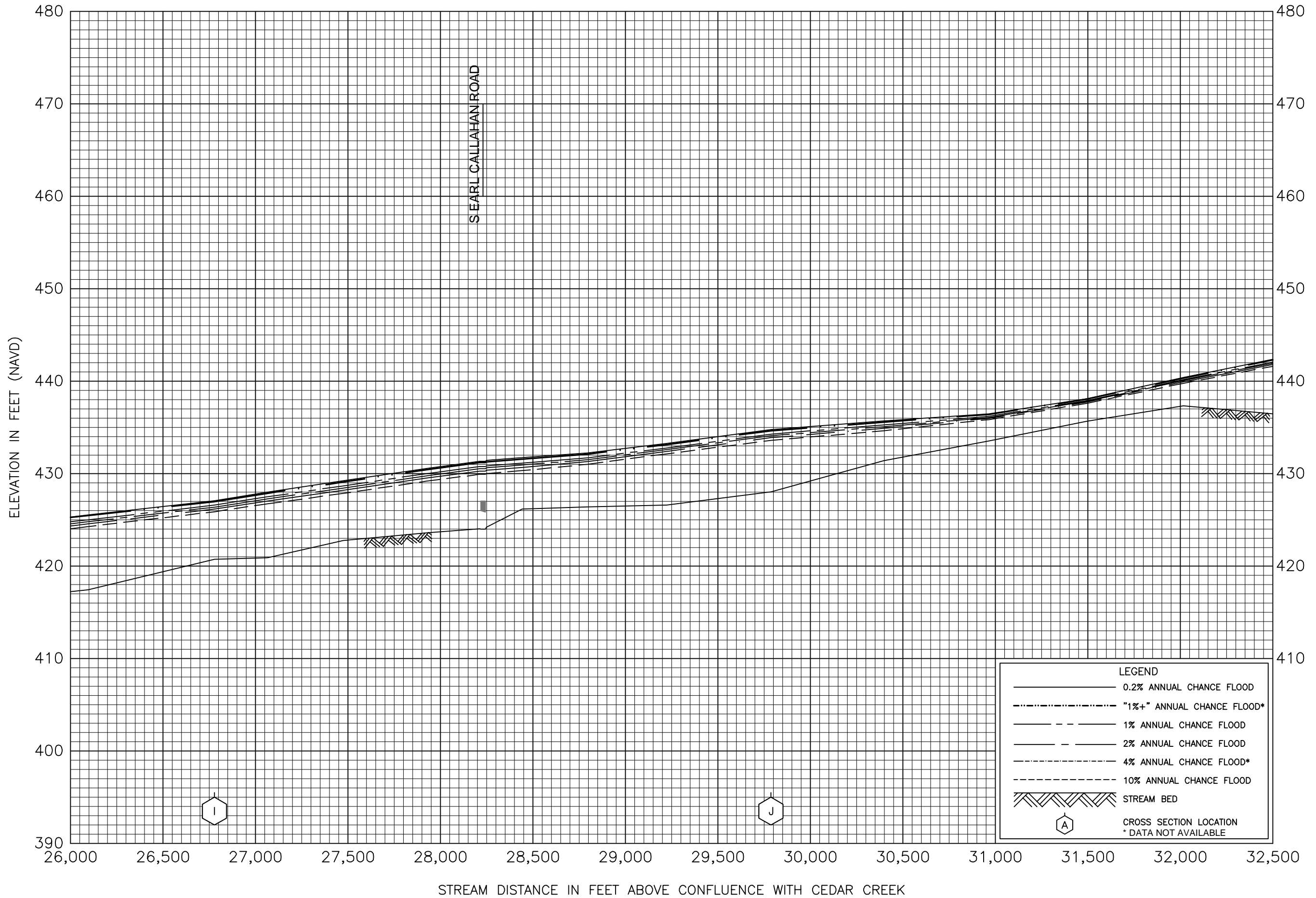
37P



STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH CEDAR CREEK

FLOOD PROFILES  
LONG BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

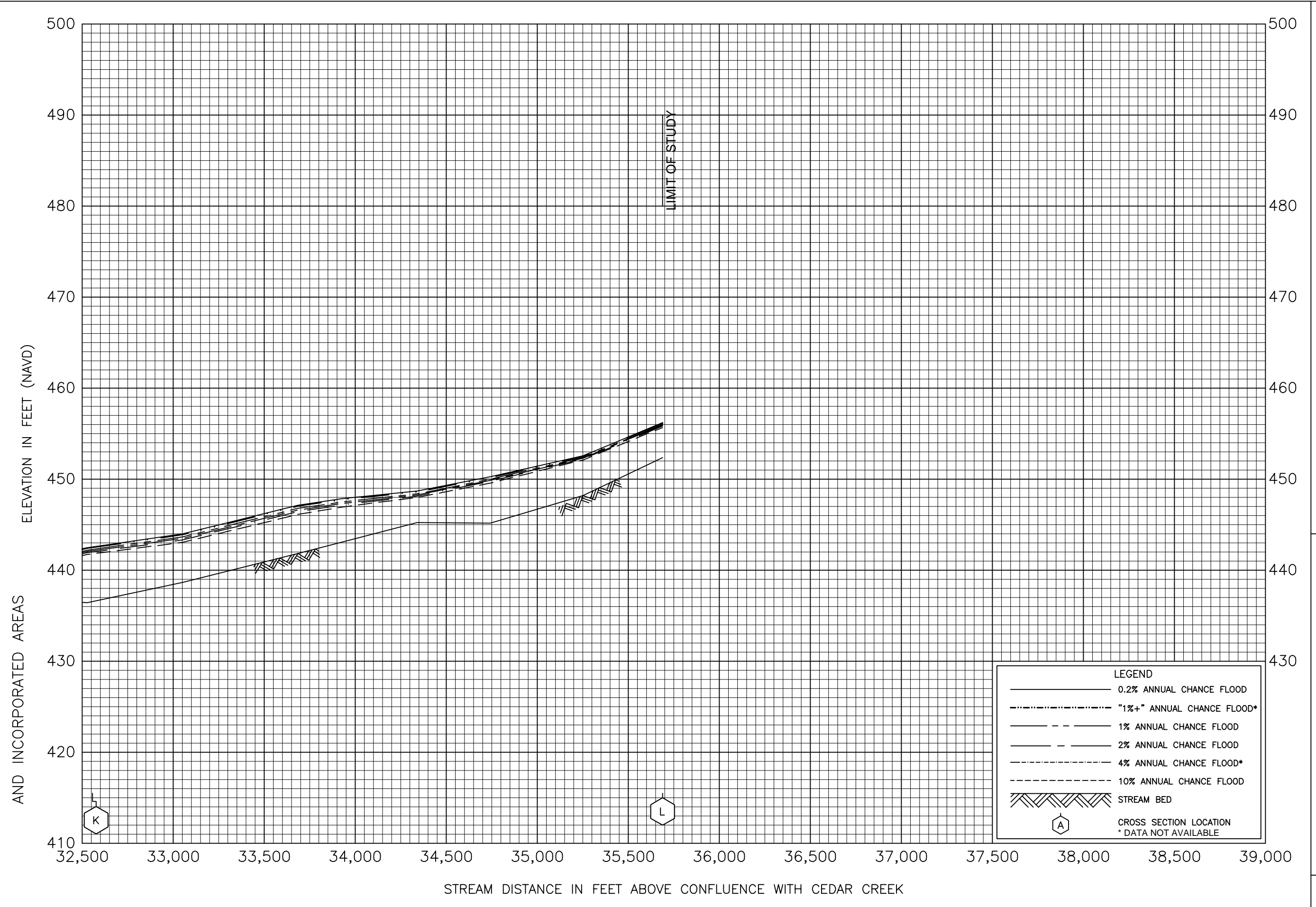


FLOOD PROFILES  
LONG BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

39P





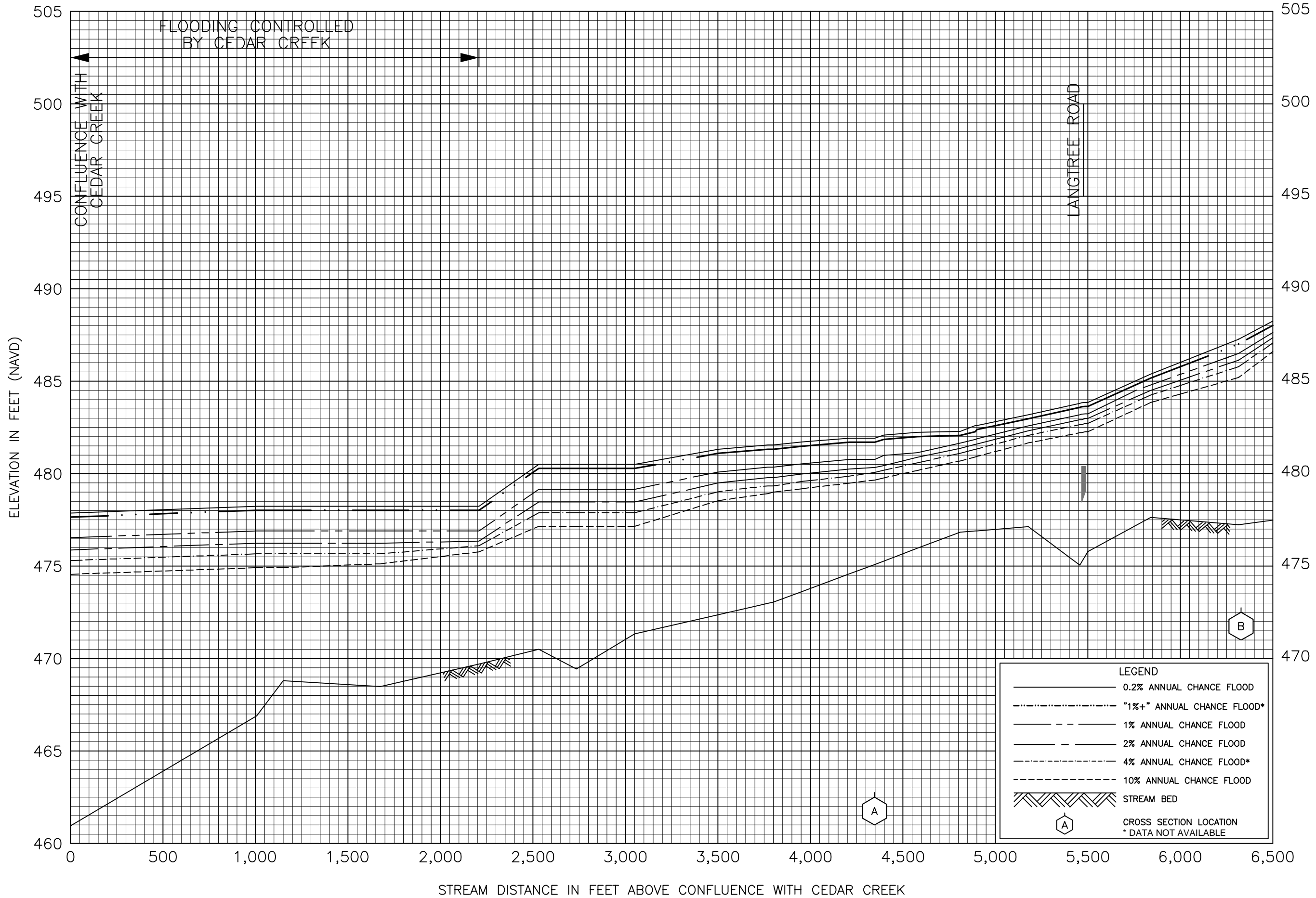
FLOOD PROFILES

LONG BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

BASTROP COUNTY, TX  
AND INCORPORATED AREAS

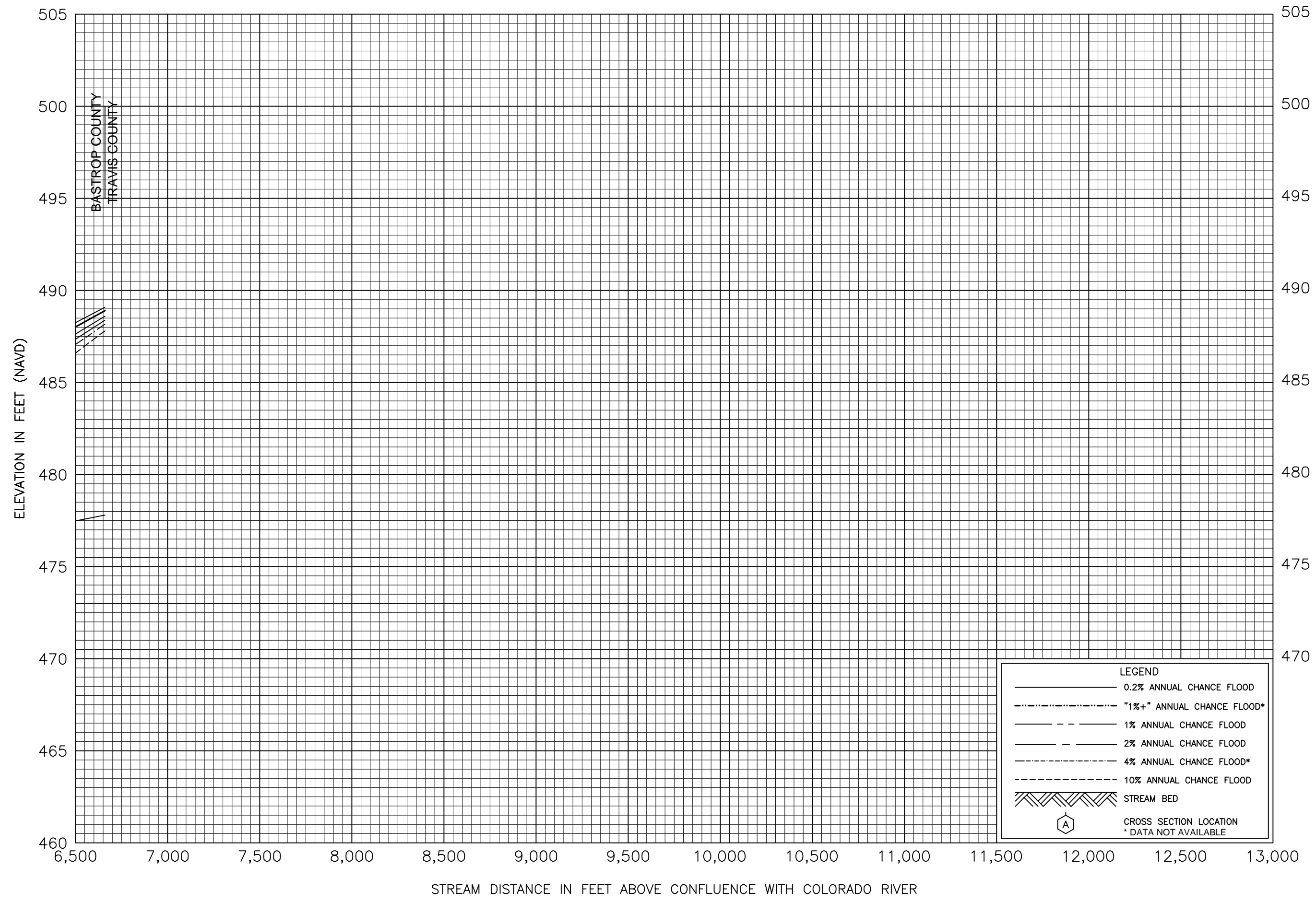
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FLOOD PROFILES  
LYTTON SPRINGS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

41P

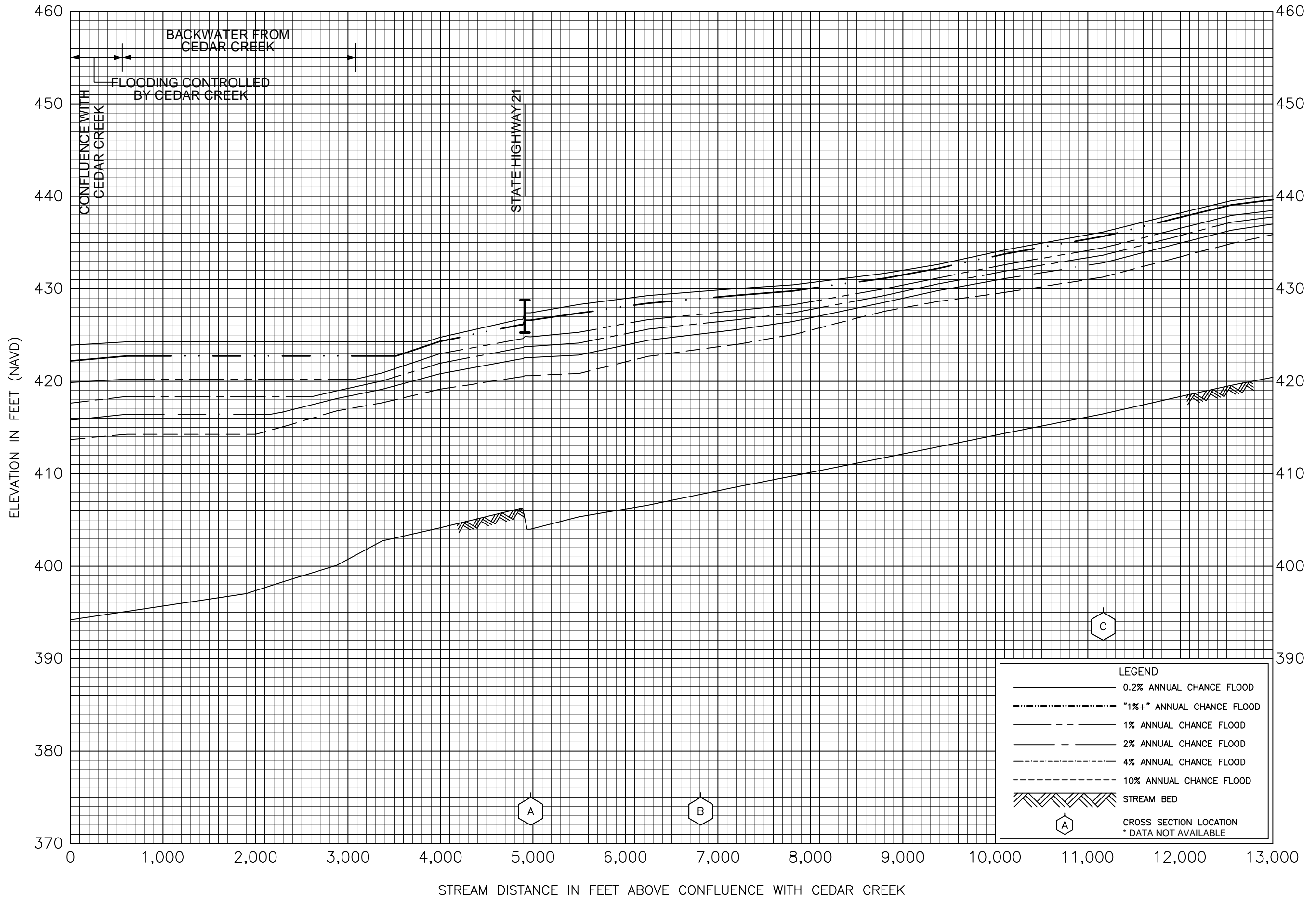


BASTROP COUNTY  
TRAVIS COUNTY

FLOOD PROFILES  
LYTTON SPRINGS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

42P

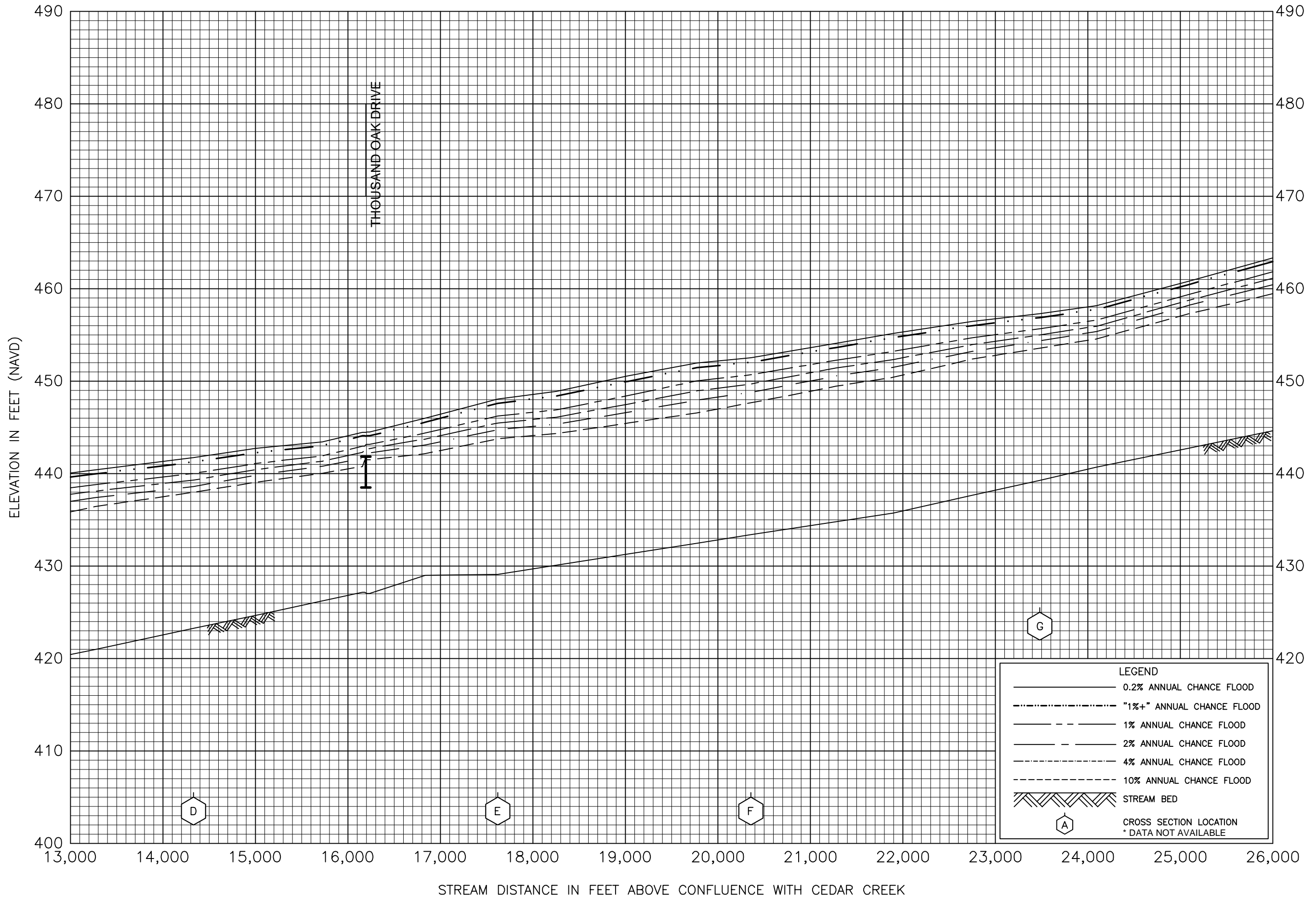


FLOOD PROFILES

MAHA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

43P

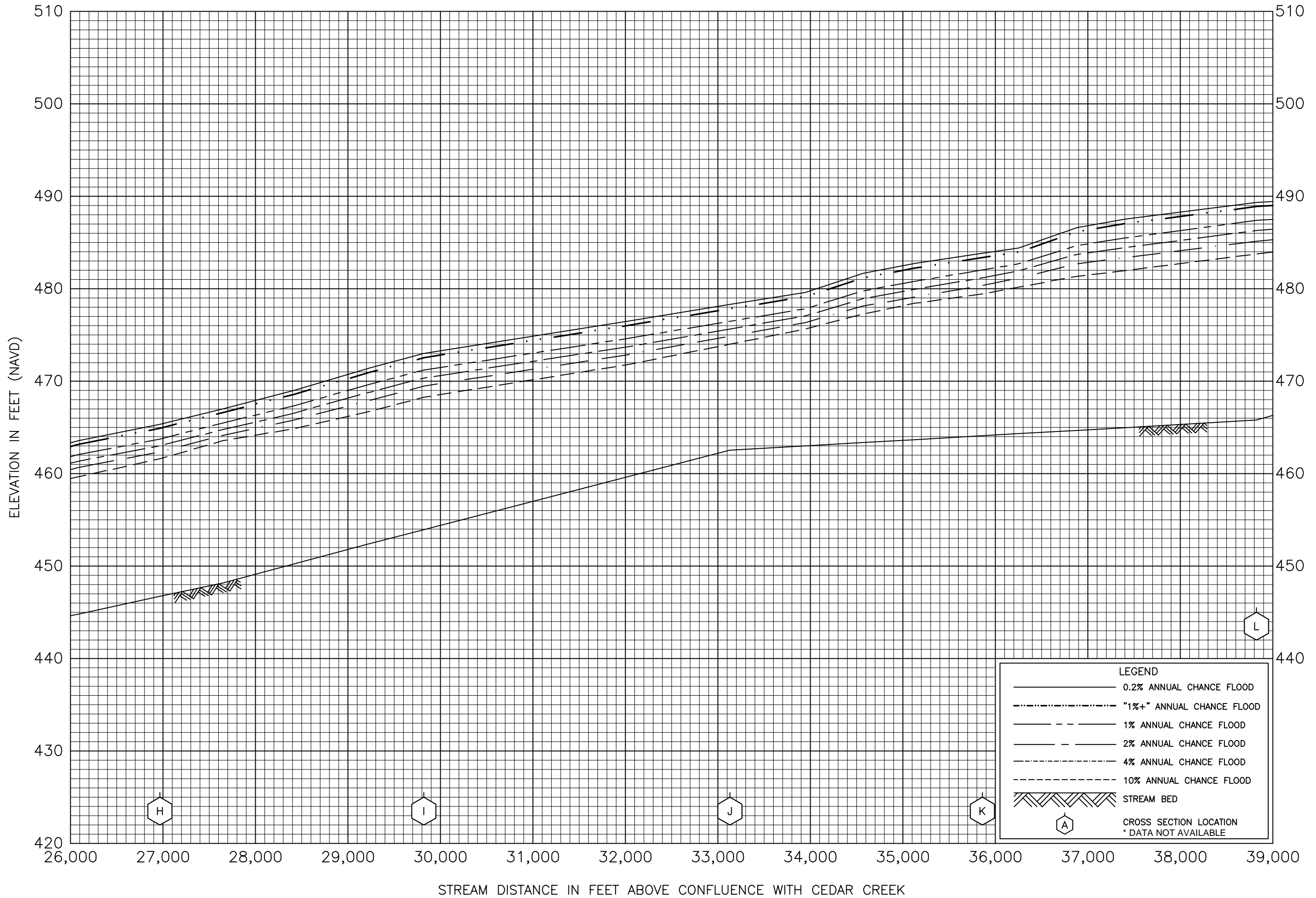


FLOOD PROFILES

MAHA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

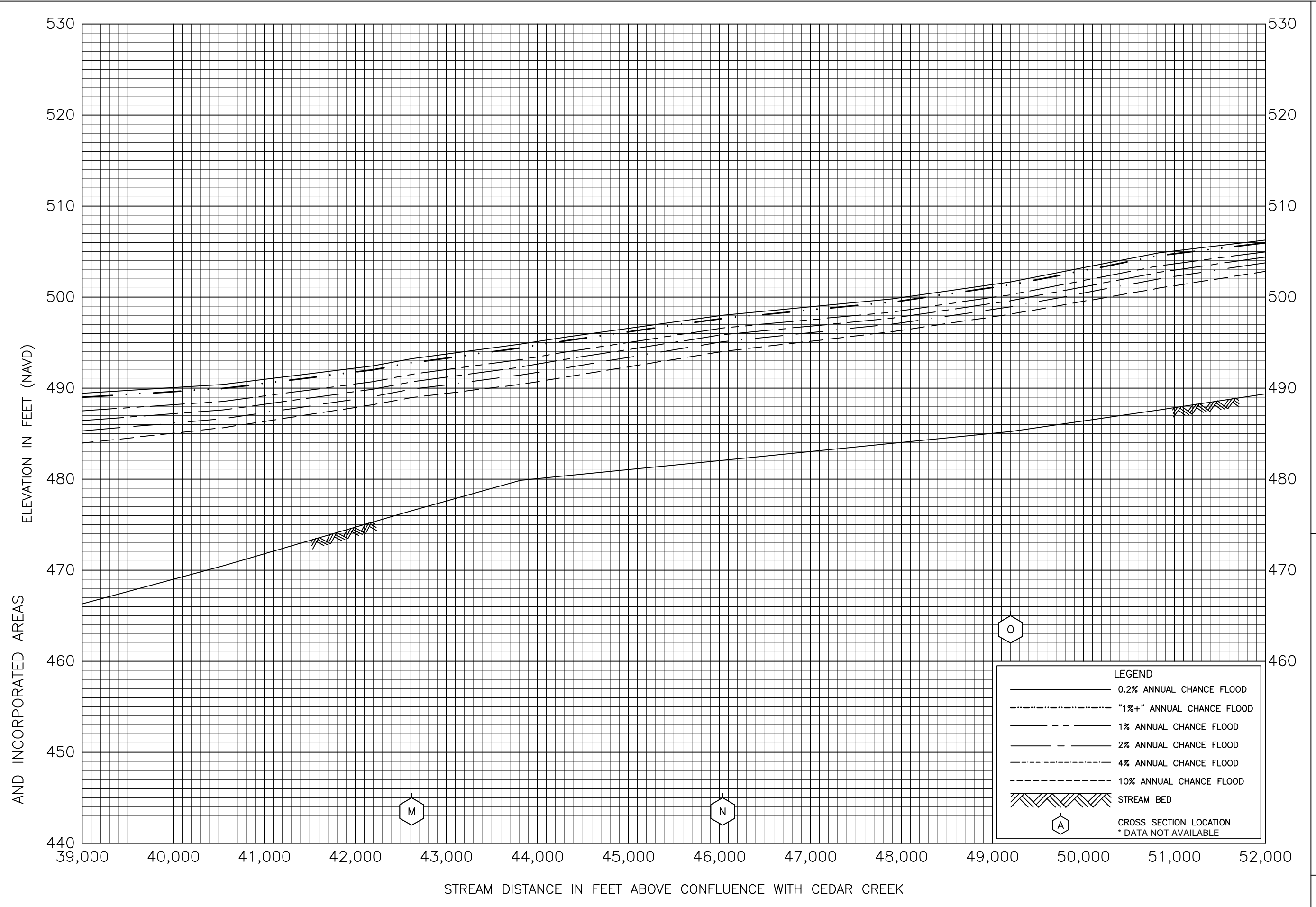
BASTROP COUNTY, TX  
AND INCORPORATED AREAS



FLOOD PROFILES  
MAHA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

45P



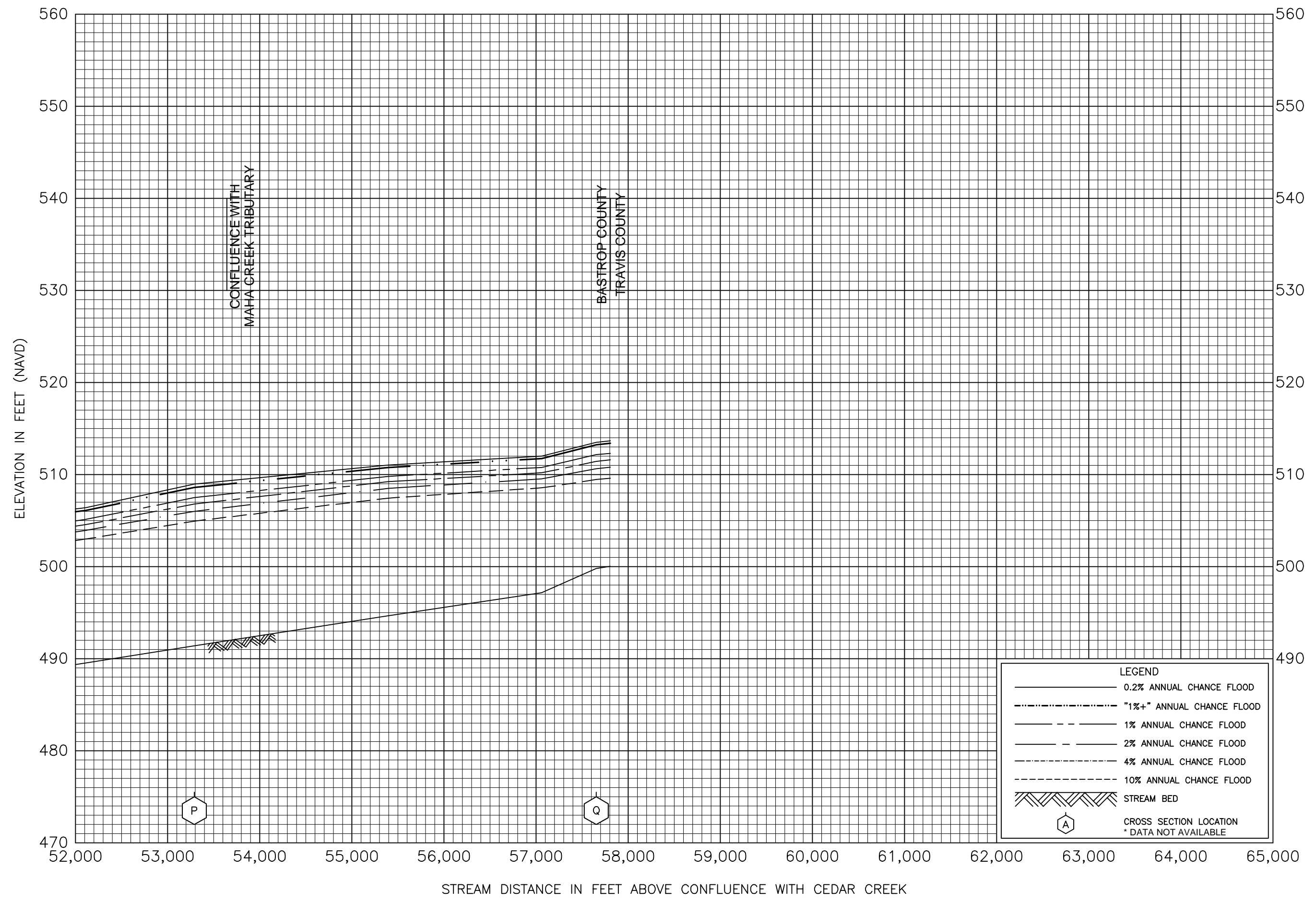
FLOOD PROFILES

MAHA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

BASTROP COUNTY, TX  
AND INCORPORATED AREAS

46P



FLOOD PROFILES

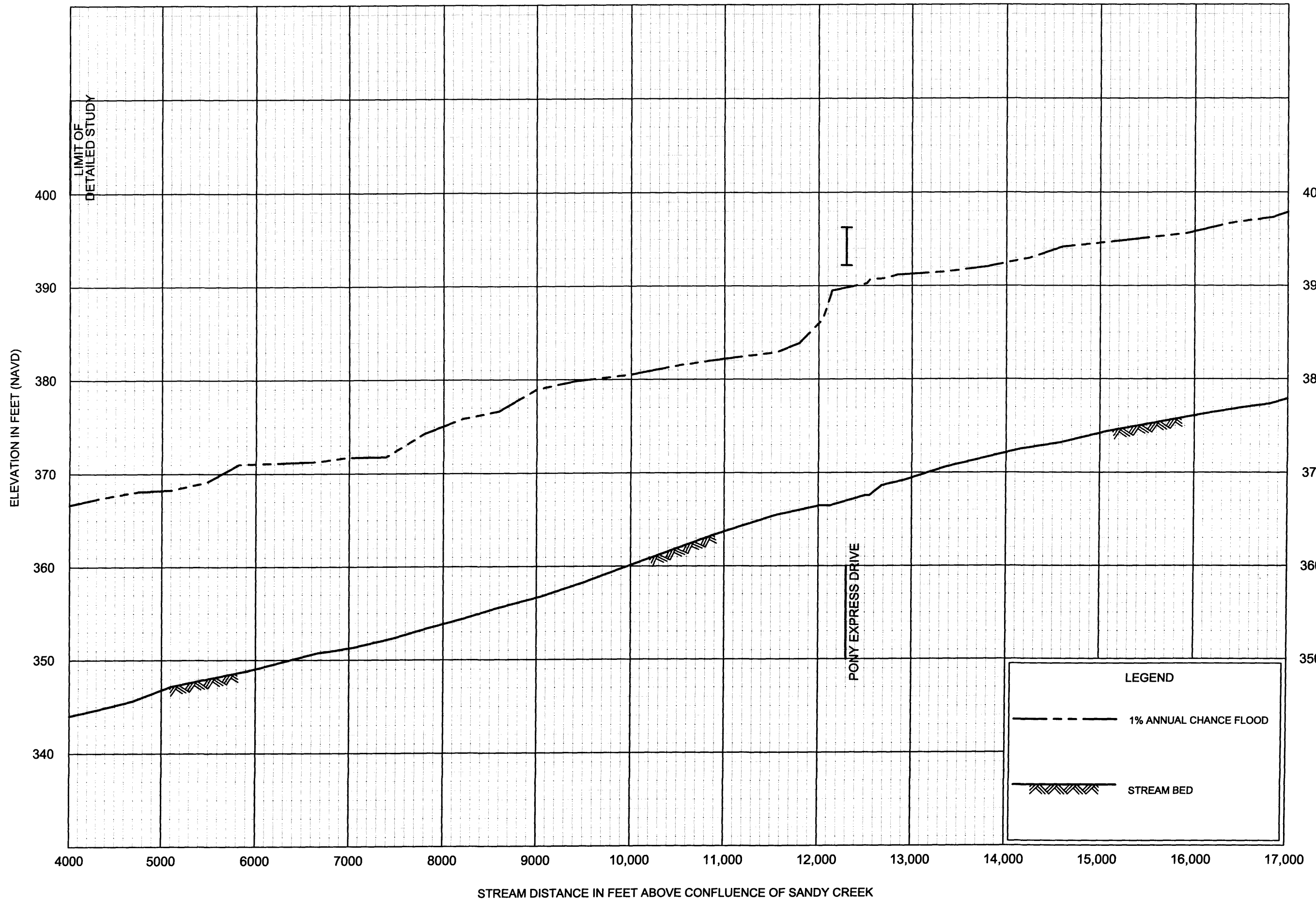
MAHA CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

BASTROP COUNTY, TX  
AND INCORPORATED AREAS

47P



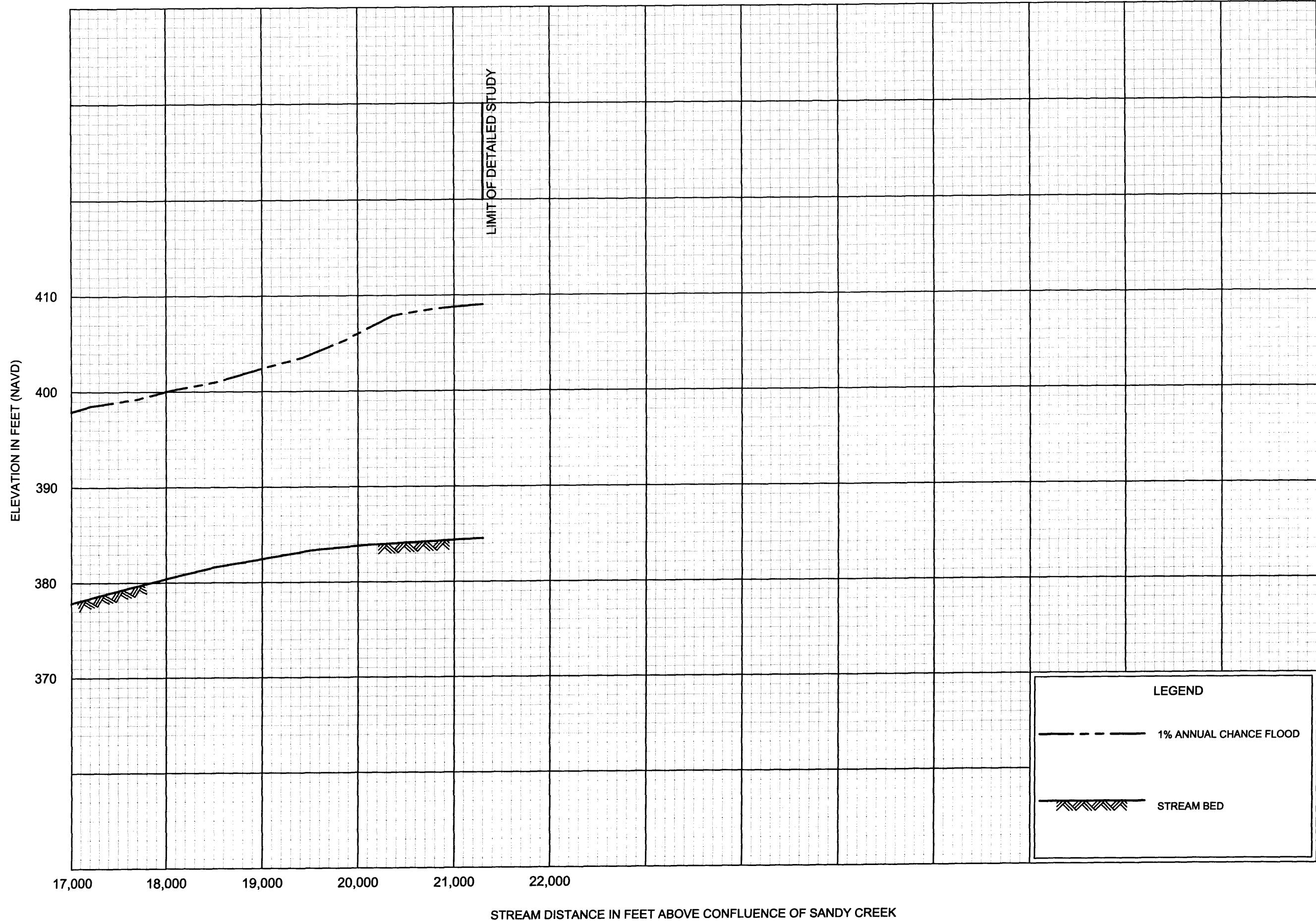


FLOOD PROFILES

PINEY CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

48P



FLOOD PROFILES

PINEY CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

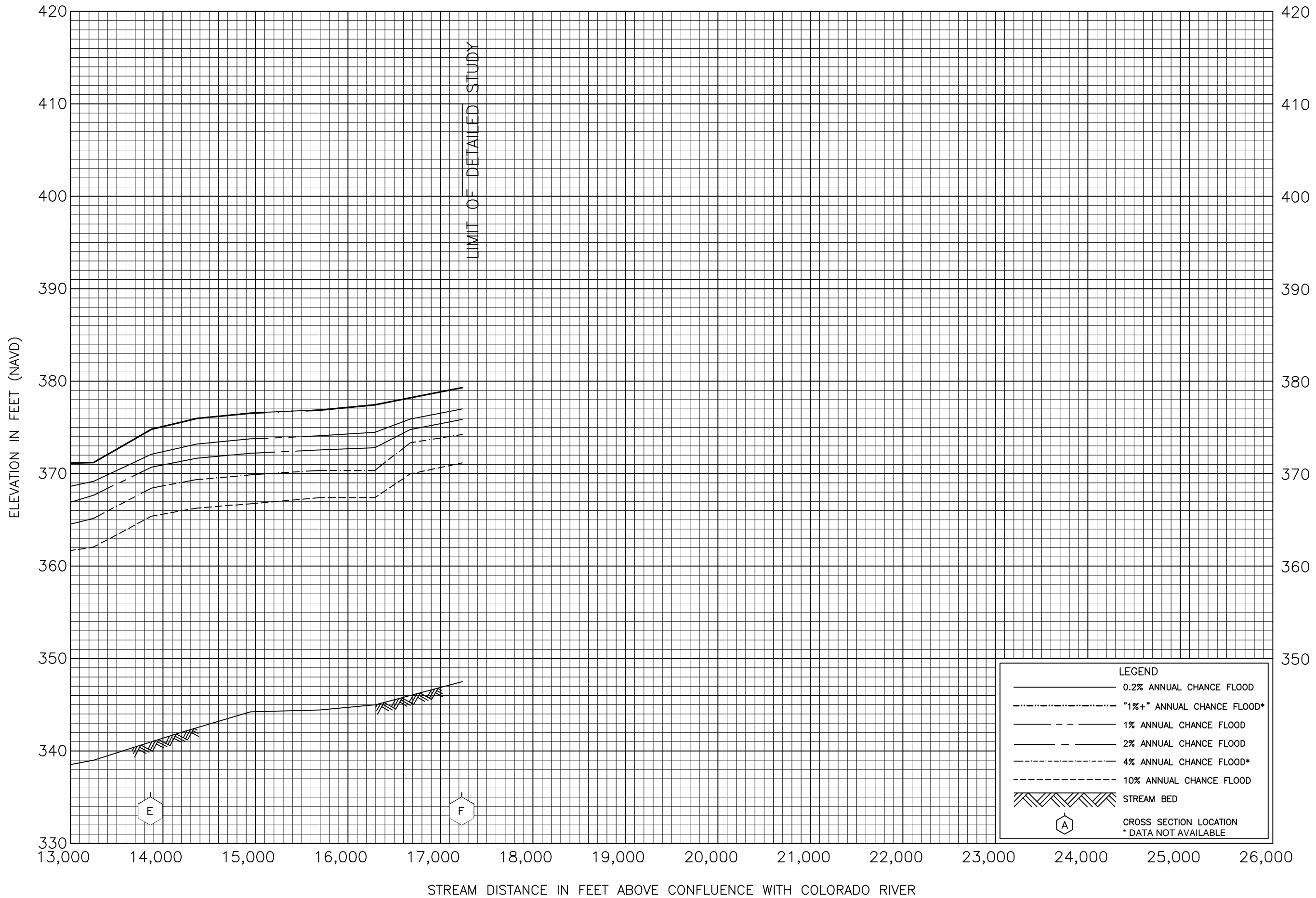
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FLOOD PROFILES  
 PINEY CREEK NORTH

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 BASTROP COUNTY, TX  
 AND INCORPORATED AREAS

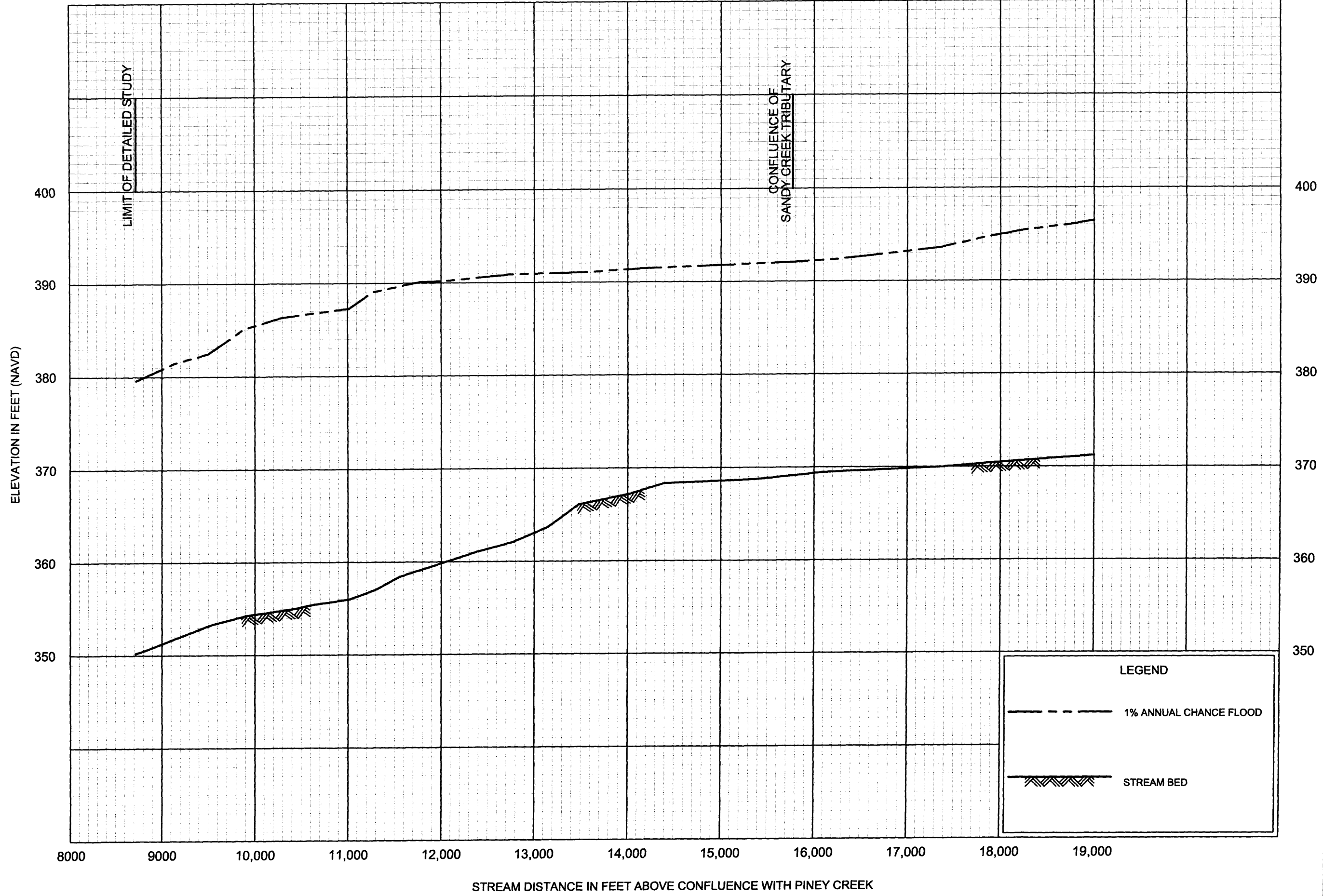
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FLOOD PROFILES  
PINEY CREEK NORTH

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

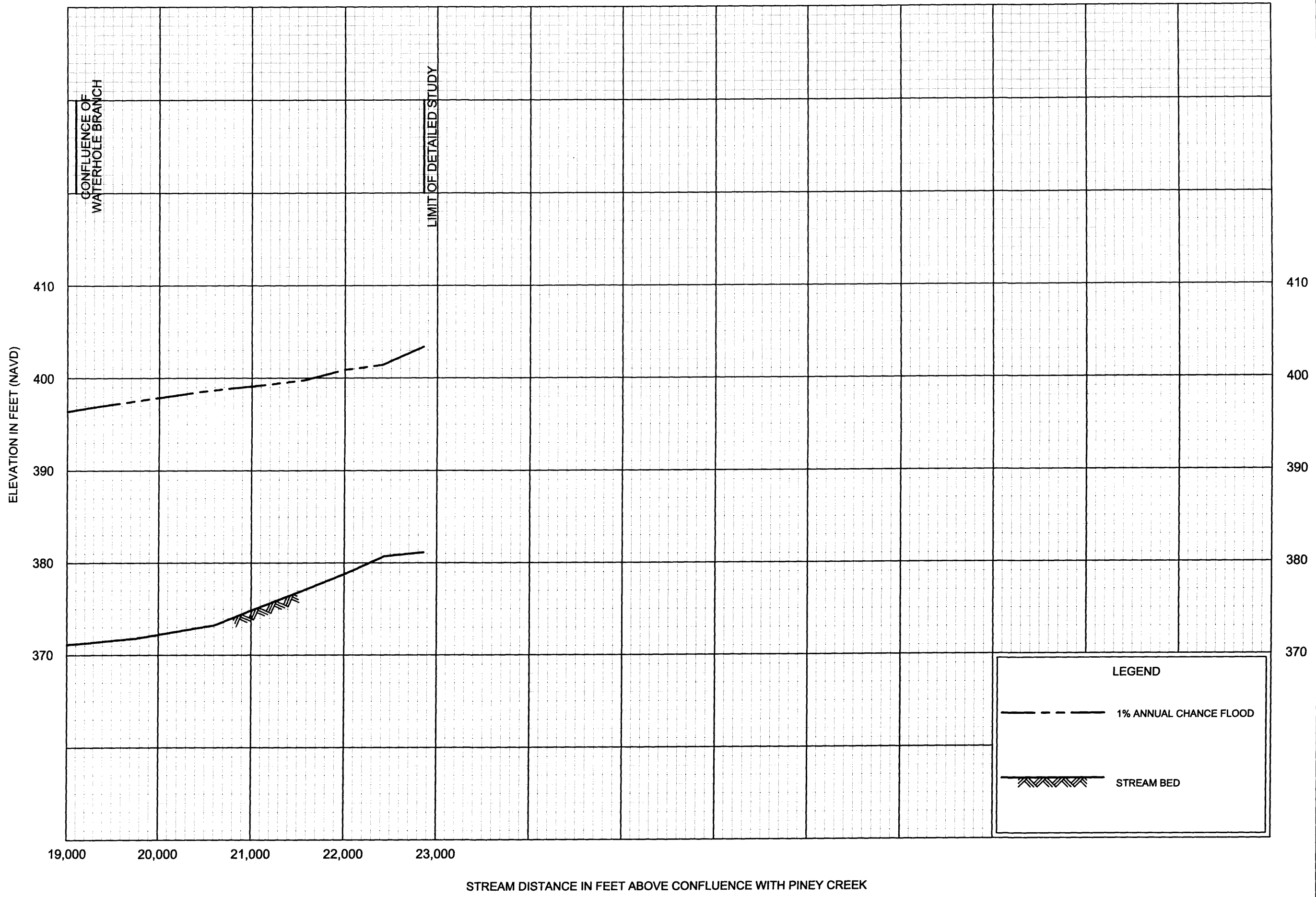
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FLOOD PROFILES  
SANDY CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

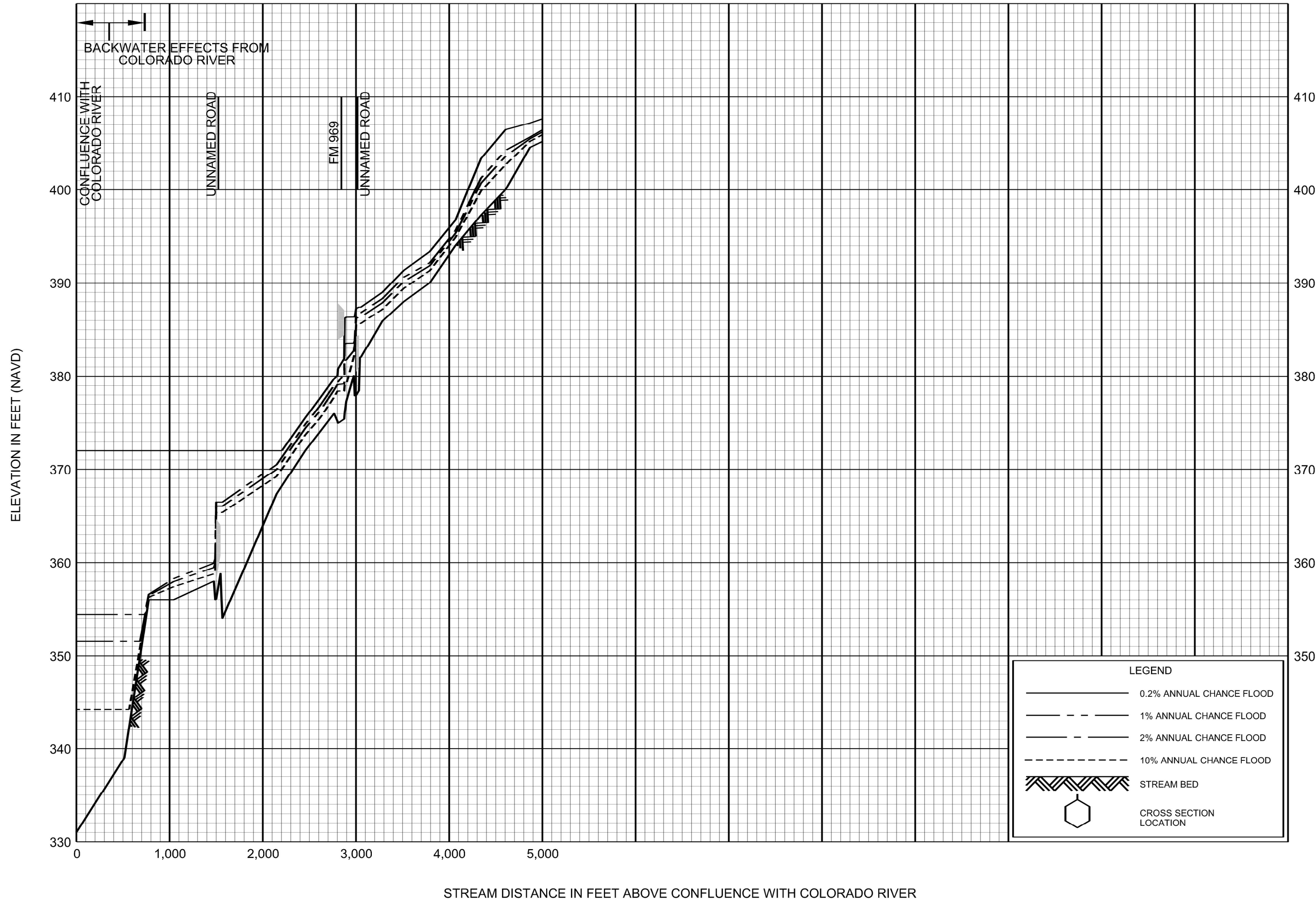
52P



FLOOD PROFILES  
SANDY CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS

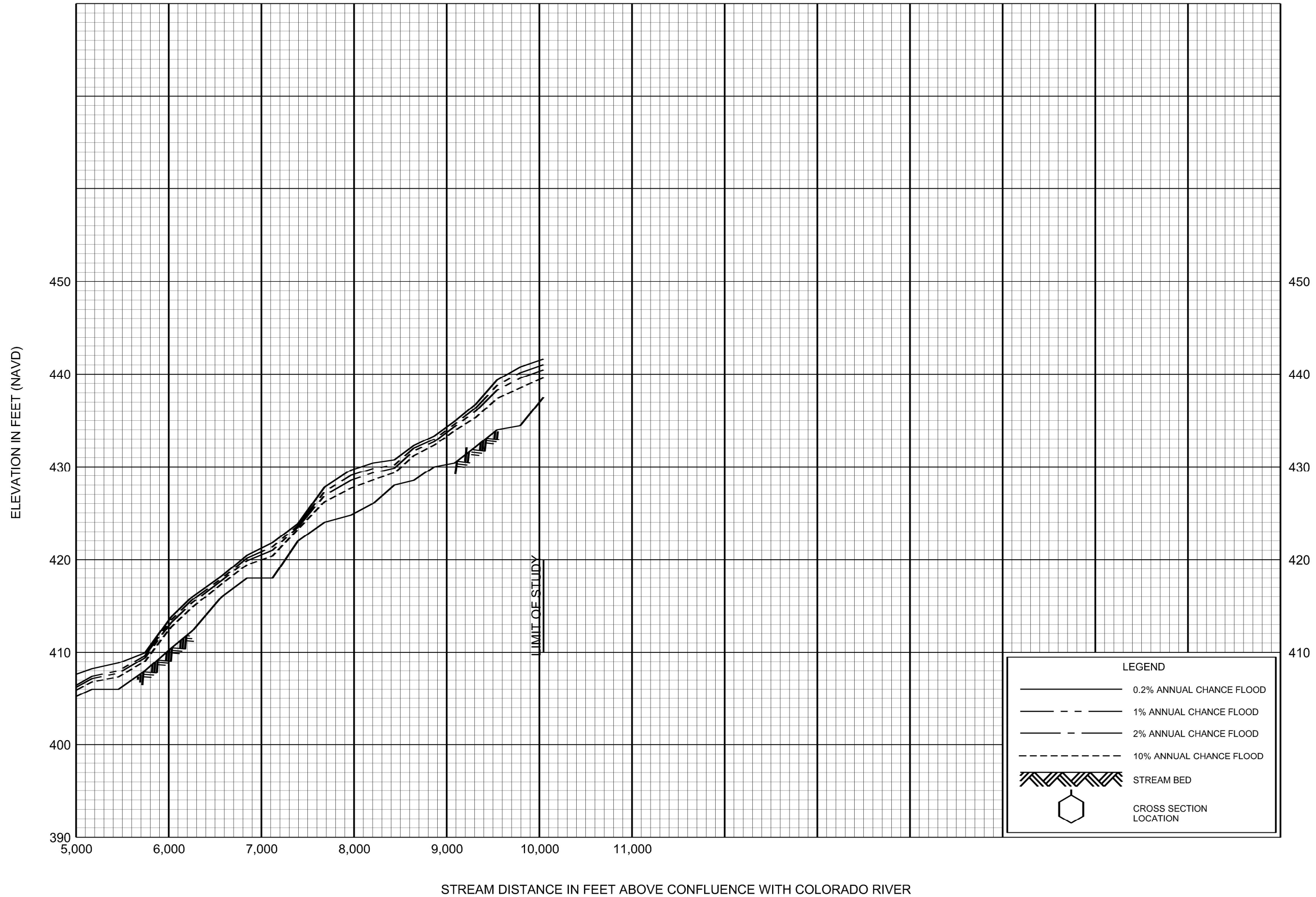
53P



FLOOD PROFILES  
 UNNAMED TRIBUTARY TO COLORADO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
**BASTROP COUNTY, TX**  
 AND INCORPORATED AREAS

54P



**LEGEND**

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

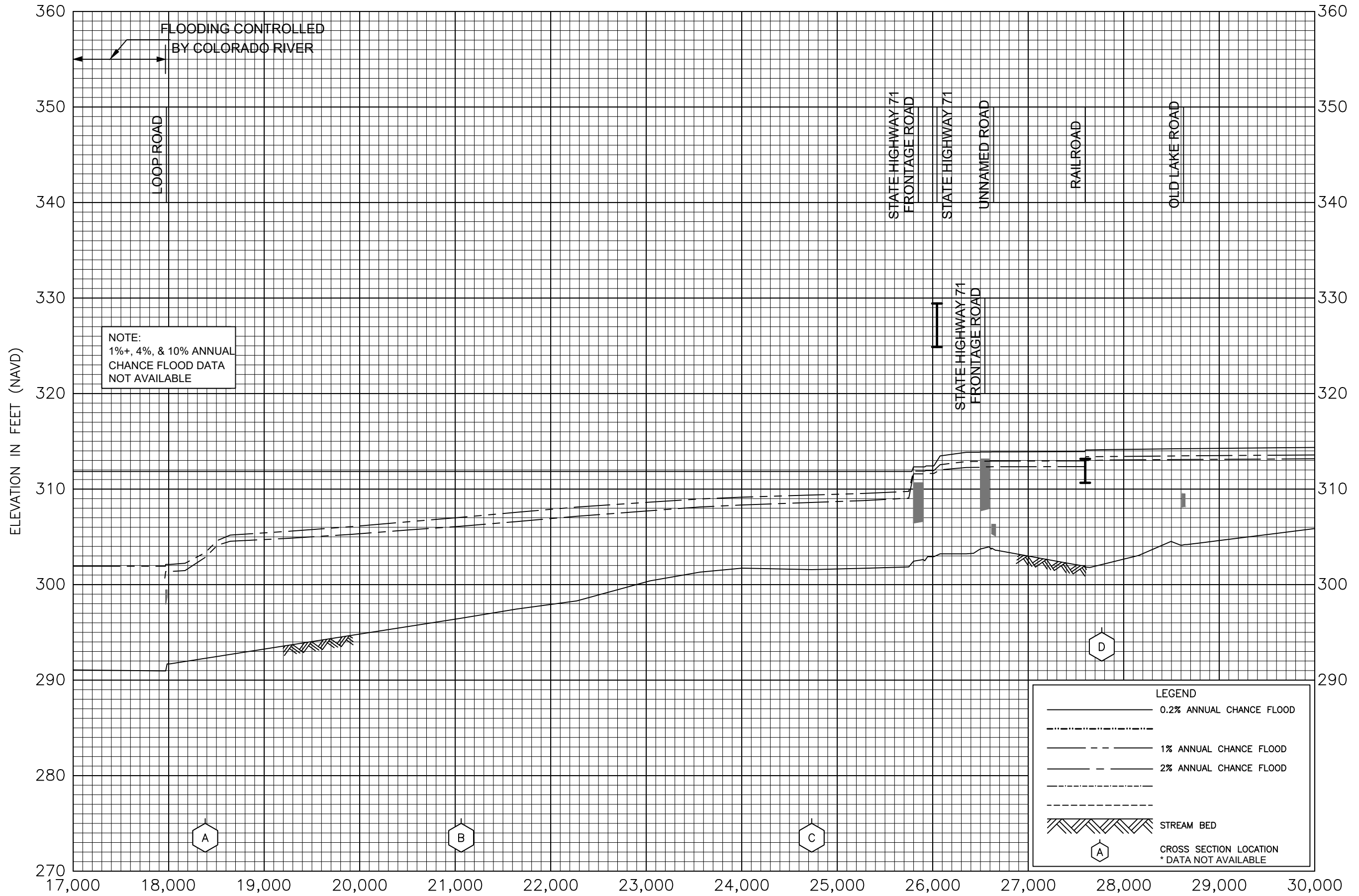
FLOOD PROFILES  
 UNNAMED TRIBUTARY TO COLORADO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY  
**BASTROP COUNTY, TX**  
 AND INCORPORATED AREAS

**55P**

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH COLORADO RIVER





NOTE:  
 1%+, 4%, & 10% ANNUAL  
 CHANCE FLOOD DATA  
 NOT AVAILABLE

**LEGEND**

- 0.2% ANNUAL CHANCE FLOOD
- - - 1% ANNUAL CHANCE FLOOD
- · - · 2% ANNUAL CHANCE FLOOD
- ▨ STREAM BED
- ⬡ CROSS SECTION LOCATION  
\* DATA NOT AVAILABLE

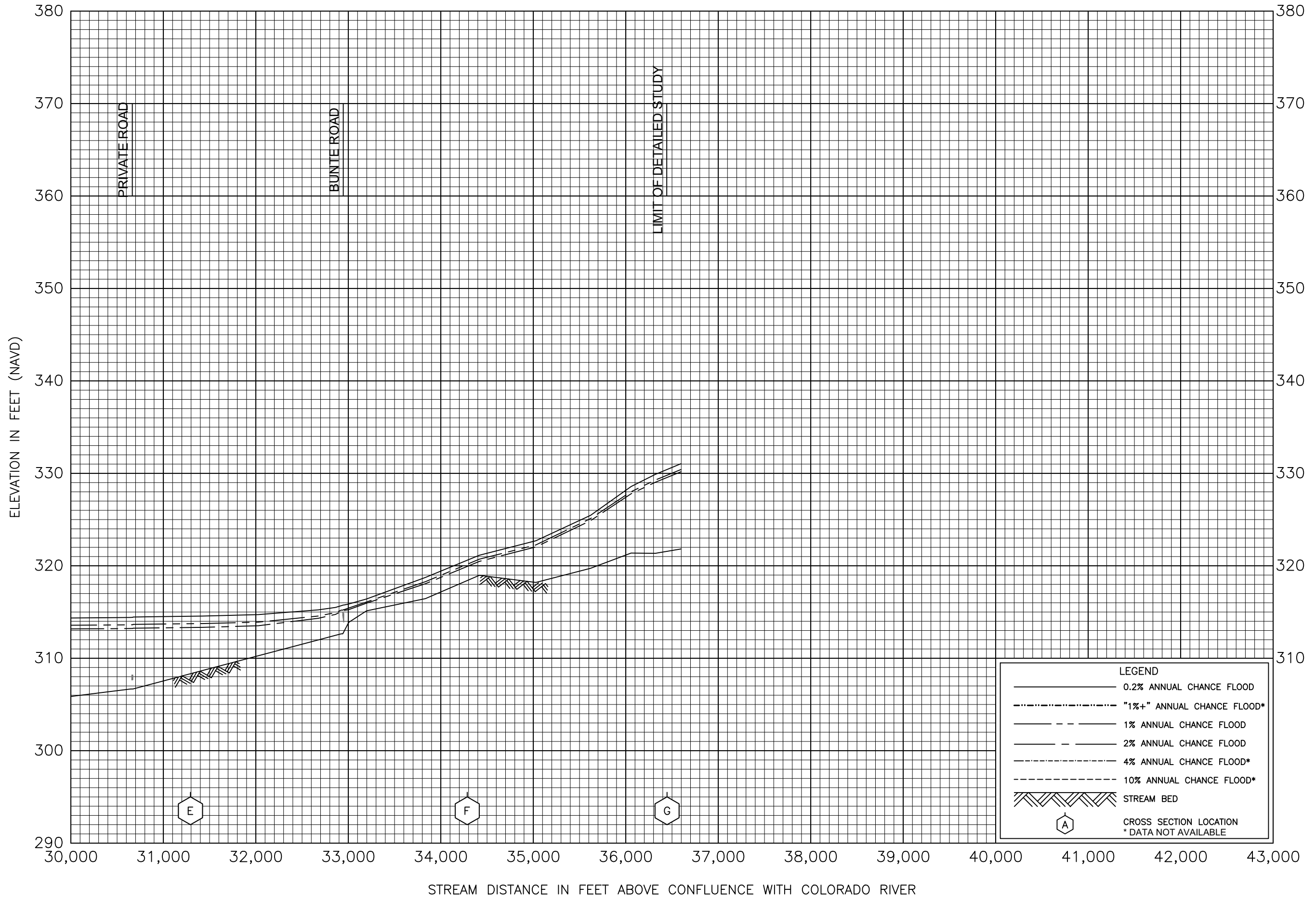
\*DOWNSTREAM FLOODING CONTROLLED  
 BY COLORADO RIVER

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH COLORADO RIVER

FLOOD PROFILES  
 WILLOW CREEK

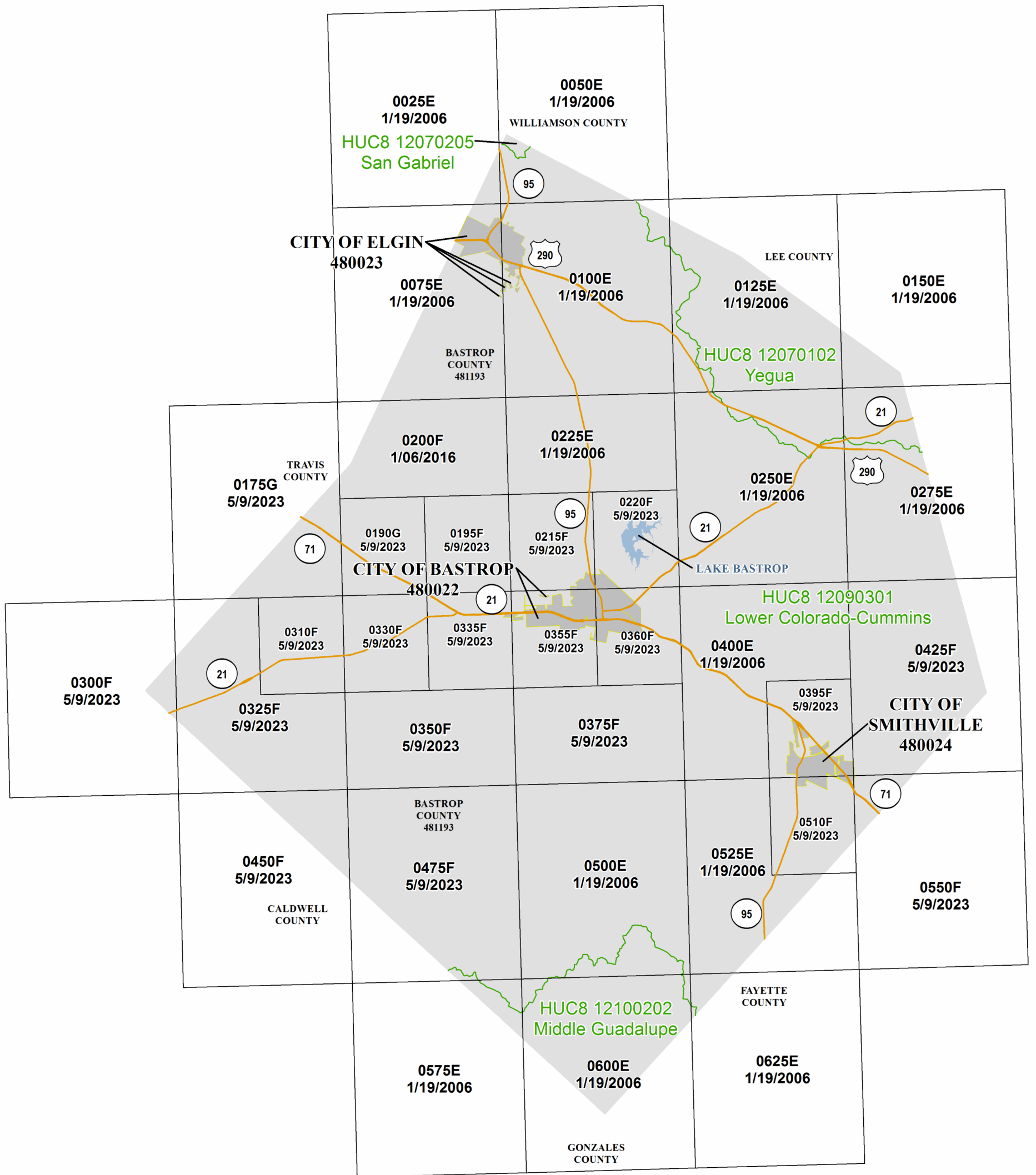
FEDERAL EMERGENCY MANAGEMENT AGENCY  
 BASTROP COUNTY, TX  
 AND INCORPORATED AREAS

56P

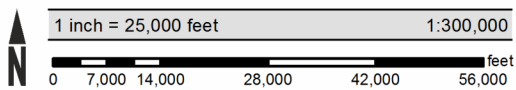


FLOOD PROFILES  
WILLOW CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
BASTROP COUNTY, TX  
AND INCORPORATED AREAS



**ATTENTION:** The corporate limits shown on this FIRM Index are based on the best information available at the time of publication. As such, they may be more current than those shown on FIRM panels issued before May 9, 2023.

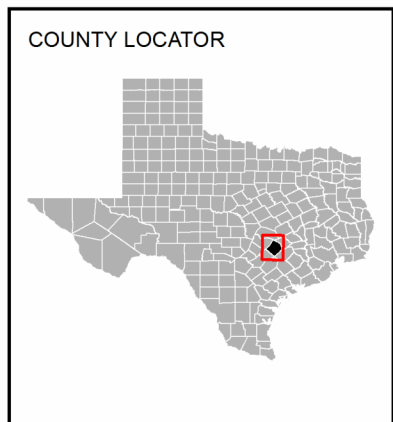


Map Projection:  
State Plane Lambert Conformal Conic, Texas Central Zone FIPS 4203; North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION



**NATIONAL FLOOD INSURANCE PROGRAM**

FLOOD INSURANCE RATE MAP INDEX

BASTROP COUNTY, TEXAS and Incorporated Areas

PANELS PRINTED:

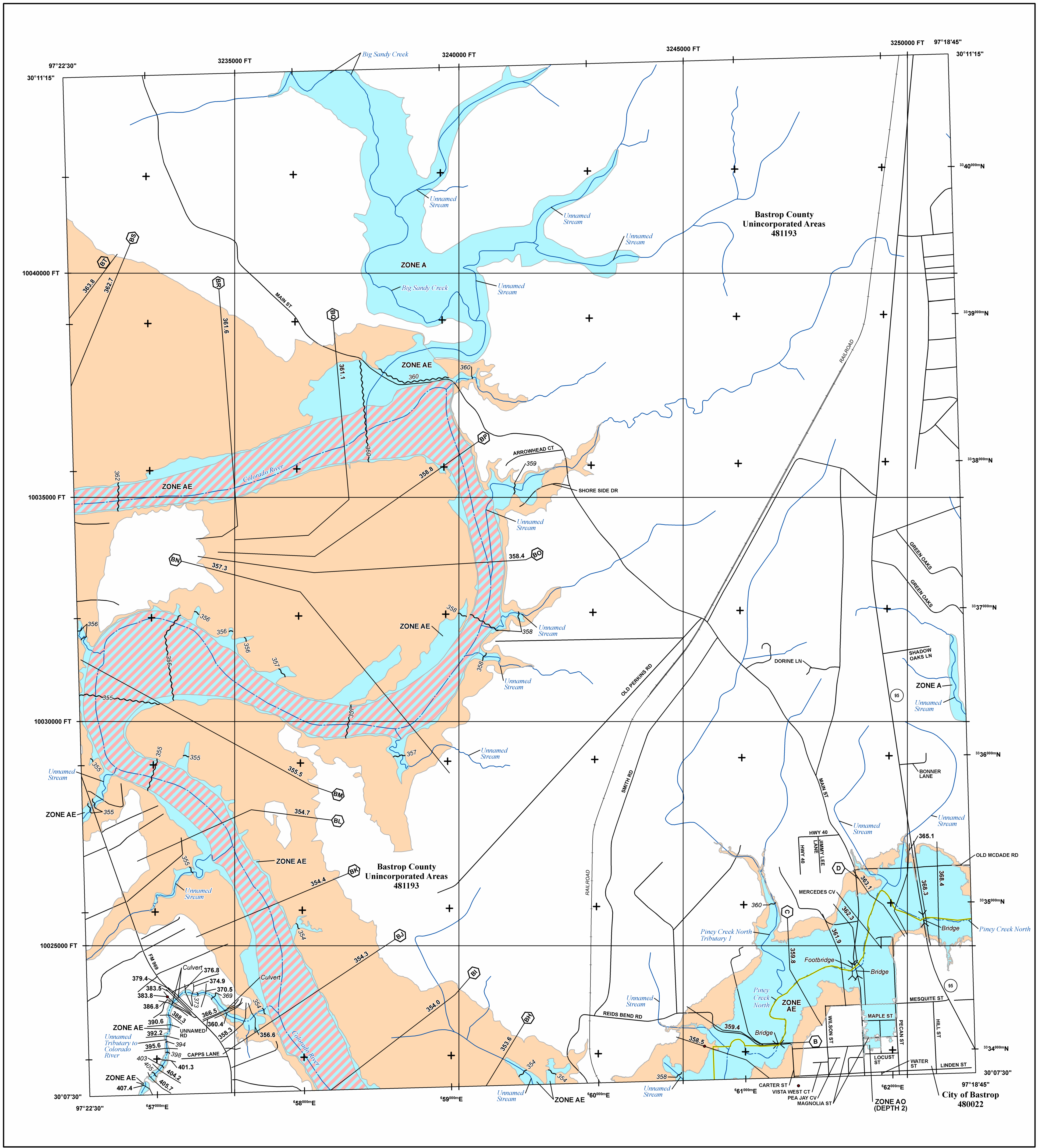
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FEMA

MAP NUMBER  
48021CINDOC

MAP REVISED  
May 9, 2023



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)**

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance Exchange at 1-877-FEMA-MAP (1-877-336-2327) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

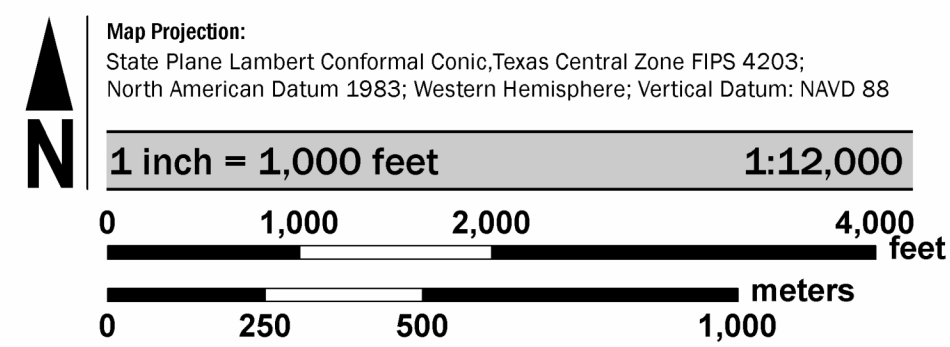
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

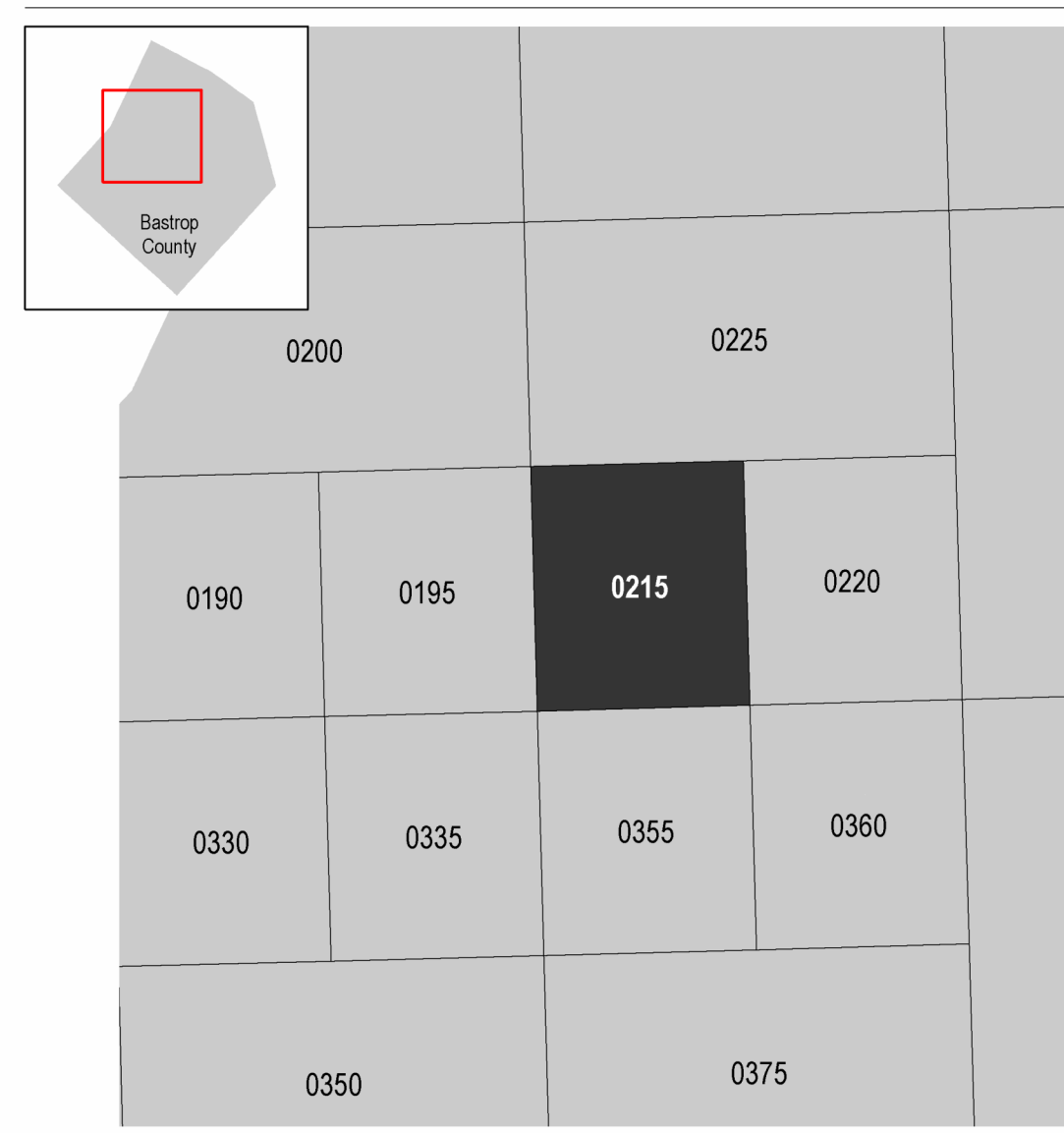
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on the FIRM panels with effective date May 9, 2023 was provided by the Texas Department of Transportation, dated 2016 and 2020; the Texas Parks and Wildlife Department, dated 2016; and the U.S. Geological Survey, dated 2020.

**SCALE**



**PANEL LOCATOR**



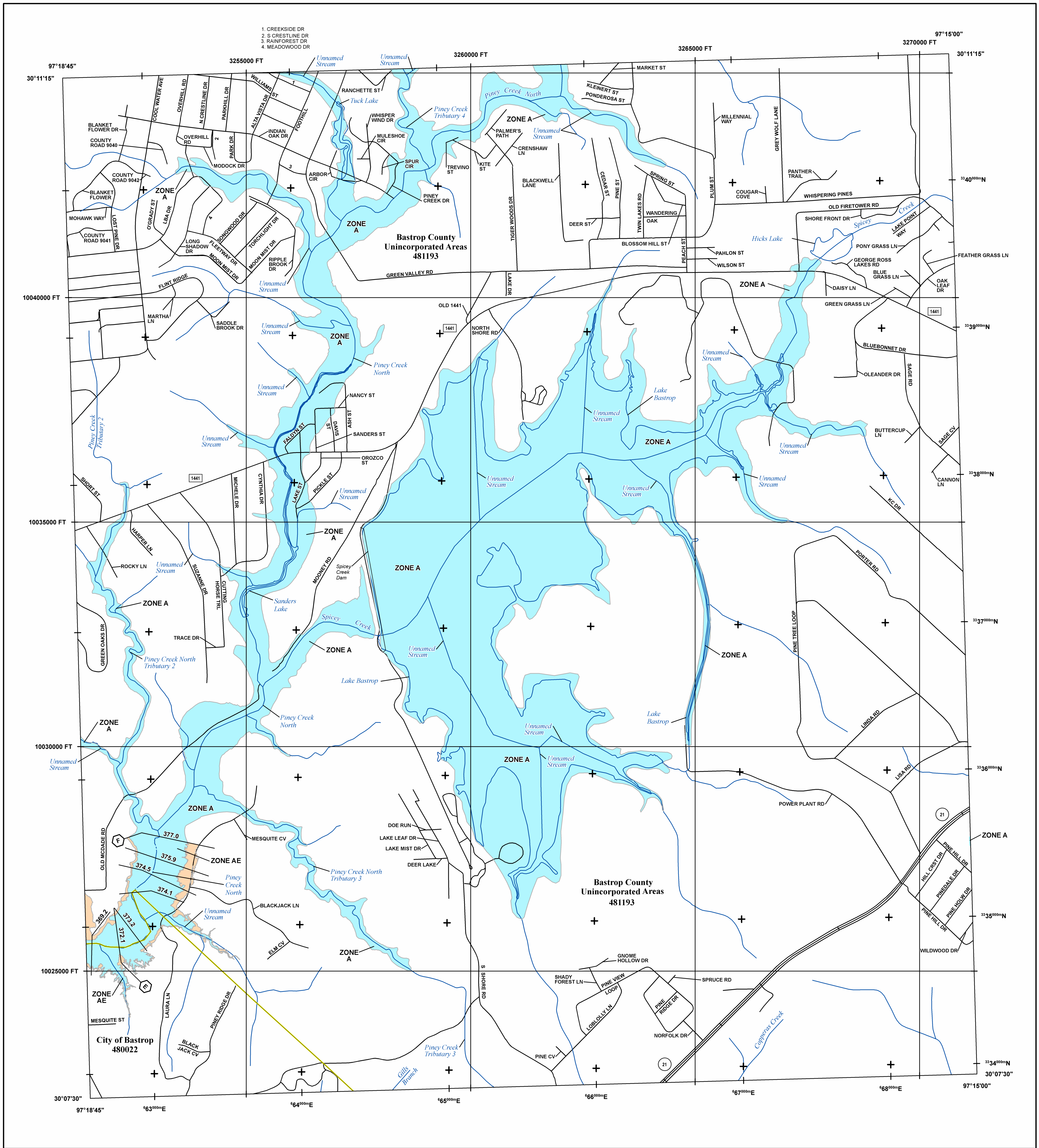
**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**  
**BASTROP COUNTY, TEXAS**  
 and Incorporated Areas  
**PANEL 215 OF 625**



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BASTROP COUNTY	481193	0215	F
BASTROP, CITY OF	480022	0215	F

VERSION NUMBER  
 2.6.4.6  
 MAP NUMBER  
 48021C0215F  
 MAP REVISED  
 MAY 9, 2023



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)**

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
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	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

**NOTES TO USERS**

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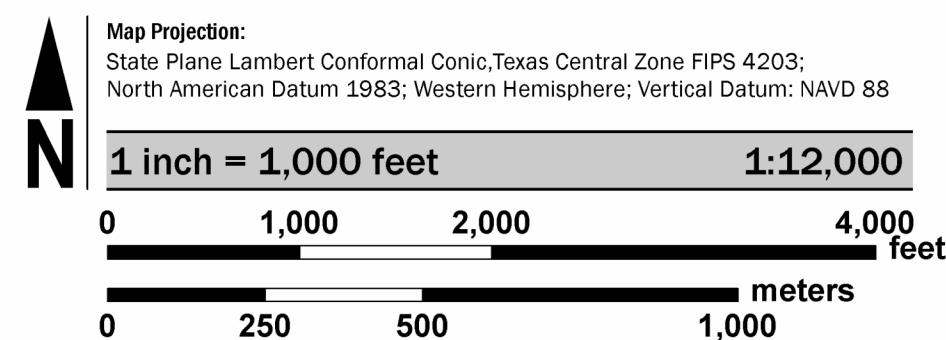
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

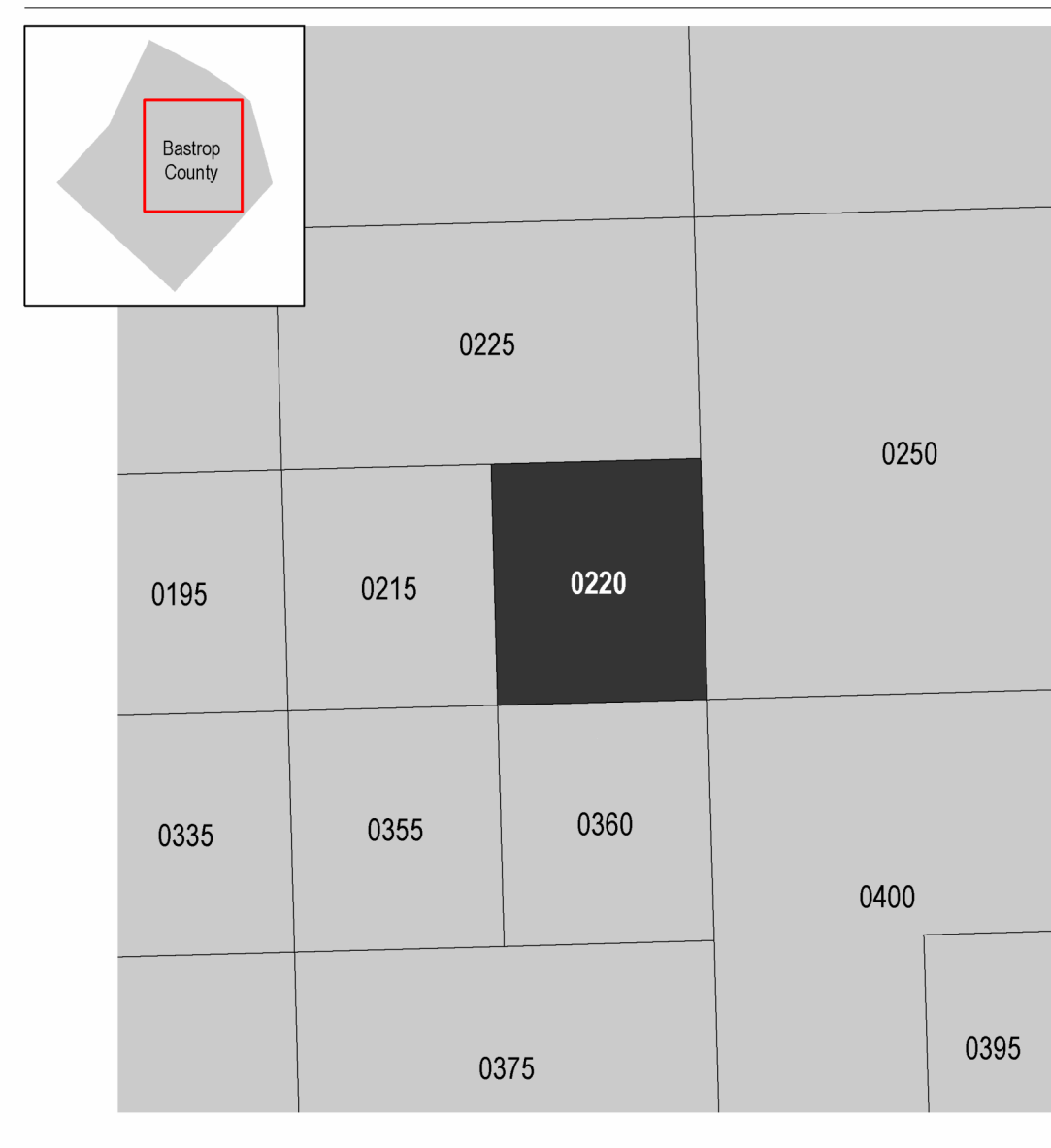
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on the FIRM panels with effective date May 9, 2023 was provided by the Texas Department of Transportation, dated 2016 and 2020; the Texas Parks and Wildlife Department, dated 2016; and the U.S. Geological Survey, dated 2020.

**SCALE**



**PANEL LOCATOR**



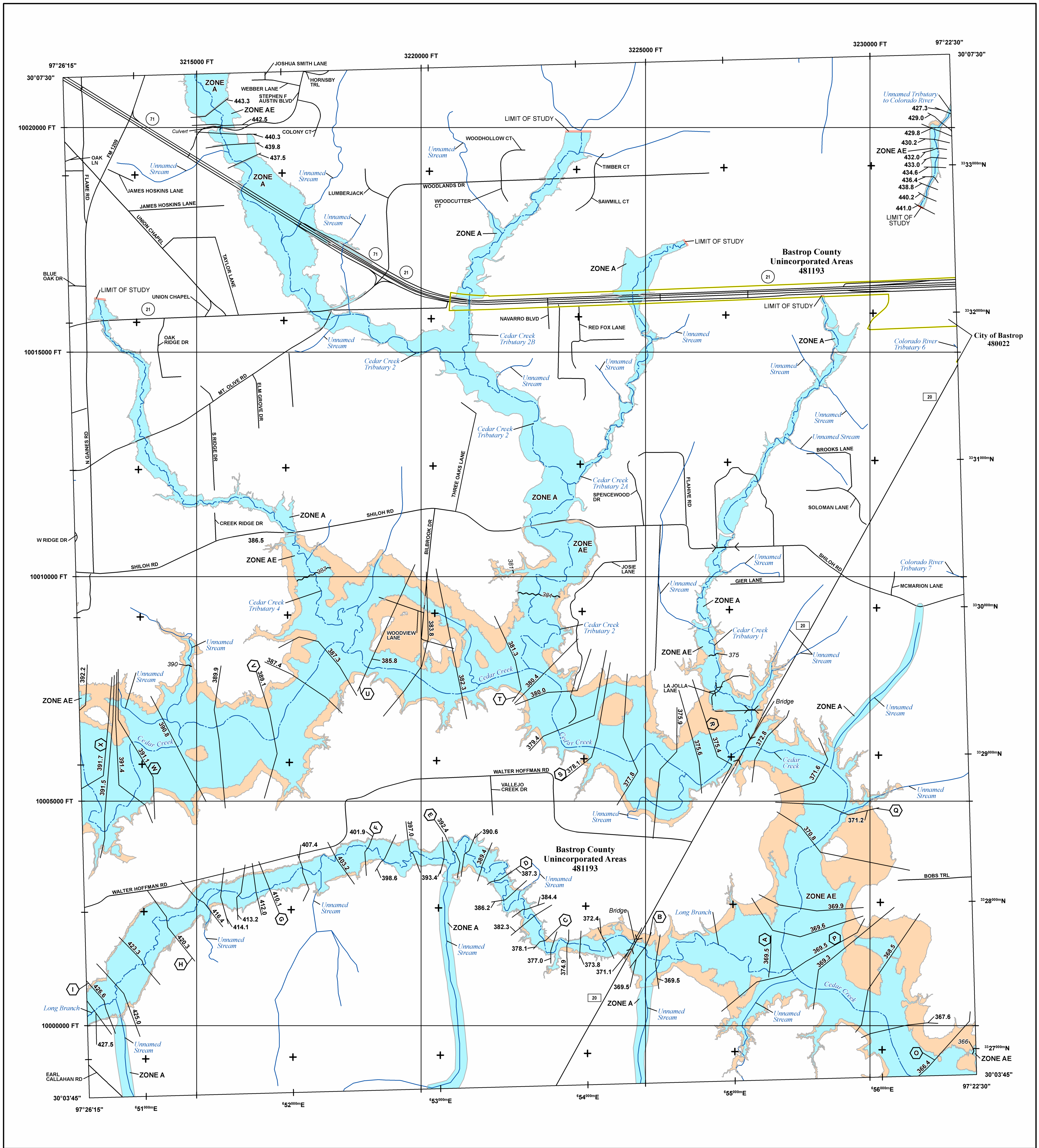
**NATIONAL FLOOD INSURANCE PROGRAM**

FLOOD INSURANCE RATE MAP  
**BASTROP COUNTY, TEXAS**  
 and Incorporated Areas  
 PANEL 220 OF 625



Community Contains:	NUMBER	PANEL	SUFFIX
BASTROP COUNTY	481193	0220	F
BASTROP, CITY OF	480022	0220	F

VERSION NUMBER  
 2.6.4.6  
 MAP NUMBER  
 48021C0220F  
 MAP REVISED  
 MAY 9, 2023



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
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	Without Base Flood Elevation (BFE) Zone A, V, A99
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	Regulatory Floodway
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	Limit of Study
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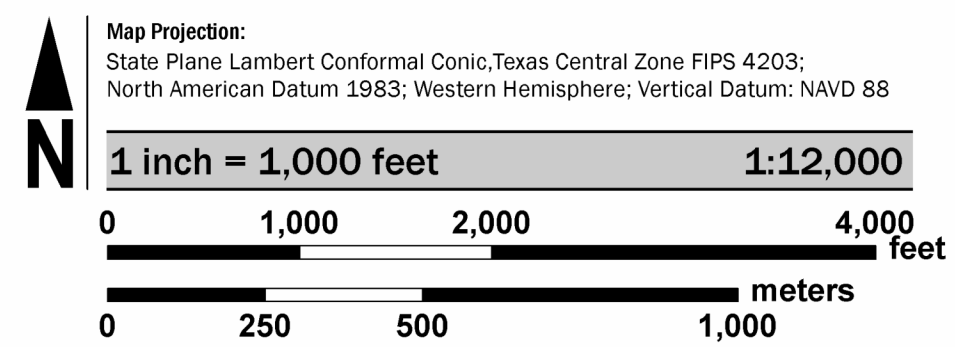
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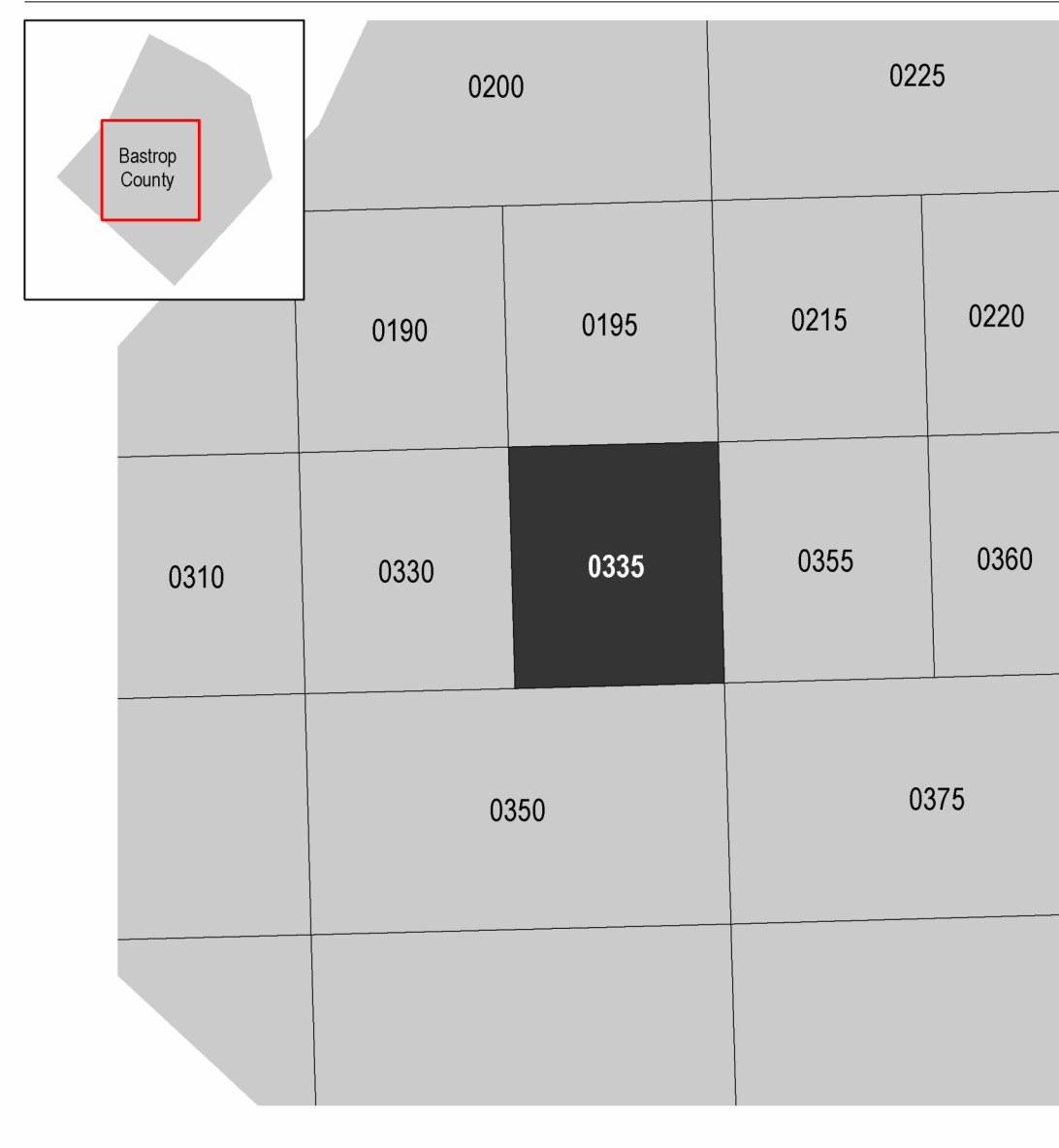
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**SCALE**



**PANEL LOCATOR**

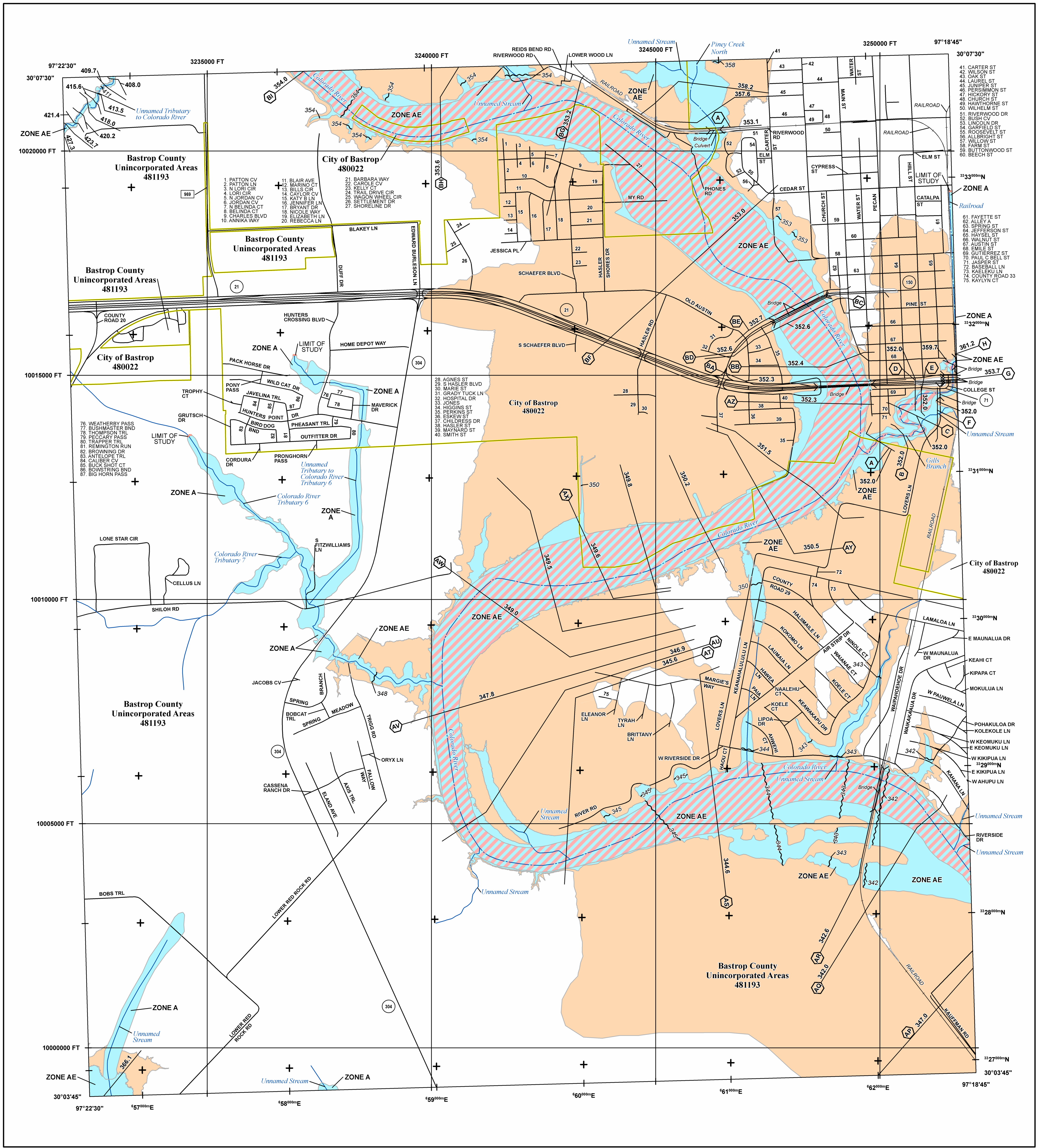


**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**  
**BASTROP COUNTY, TEXAS**  
 and Incorporated Areas  
 PANEL 335 of 625

Community Contains:  
 COMMUNITY: BASTROP COUNTY, BASTROP, CITY OF  
 NUMBER: 481193, 480022  
 PANEL: 0335, 0335  
 SUFFIX: F, F

VERSION NUMBER: 2.6.4.6  
 MAP NUMBER: 48021C0335F  
 MAP REVISED: MAY 9, 2023



**FLOOD HAZARD INFORMATION**

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	Base Flood Elevation Line (BFE)
	Limit of Study
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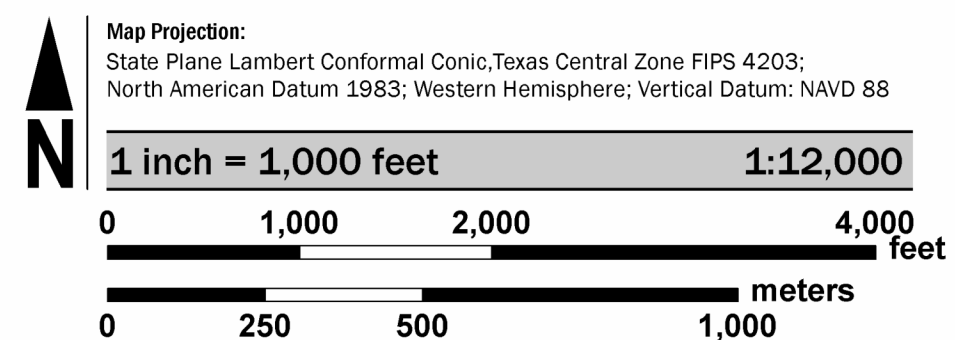
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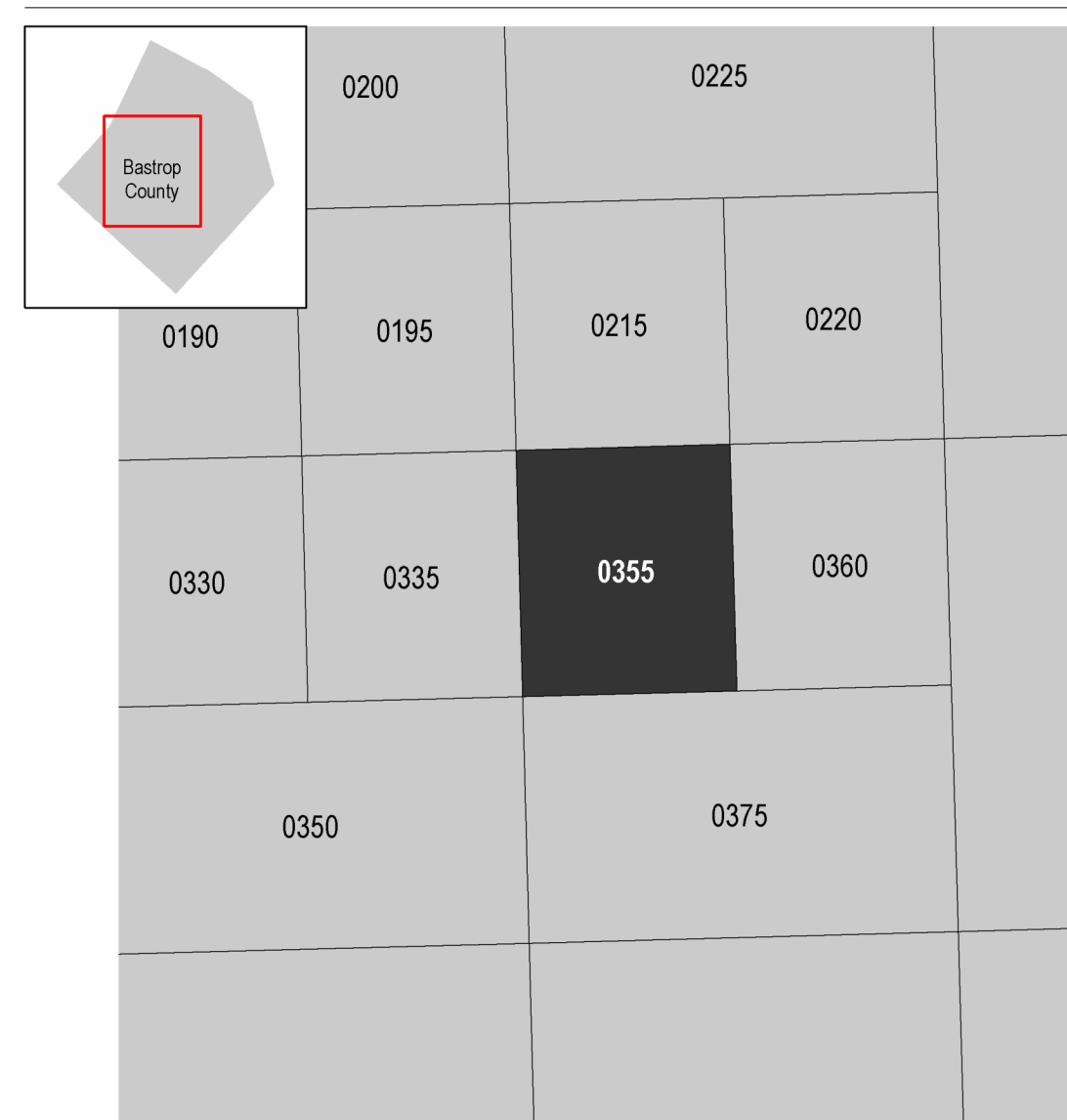
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**SCALE**



**PANEL LOCATOR**



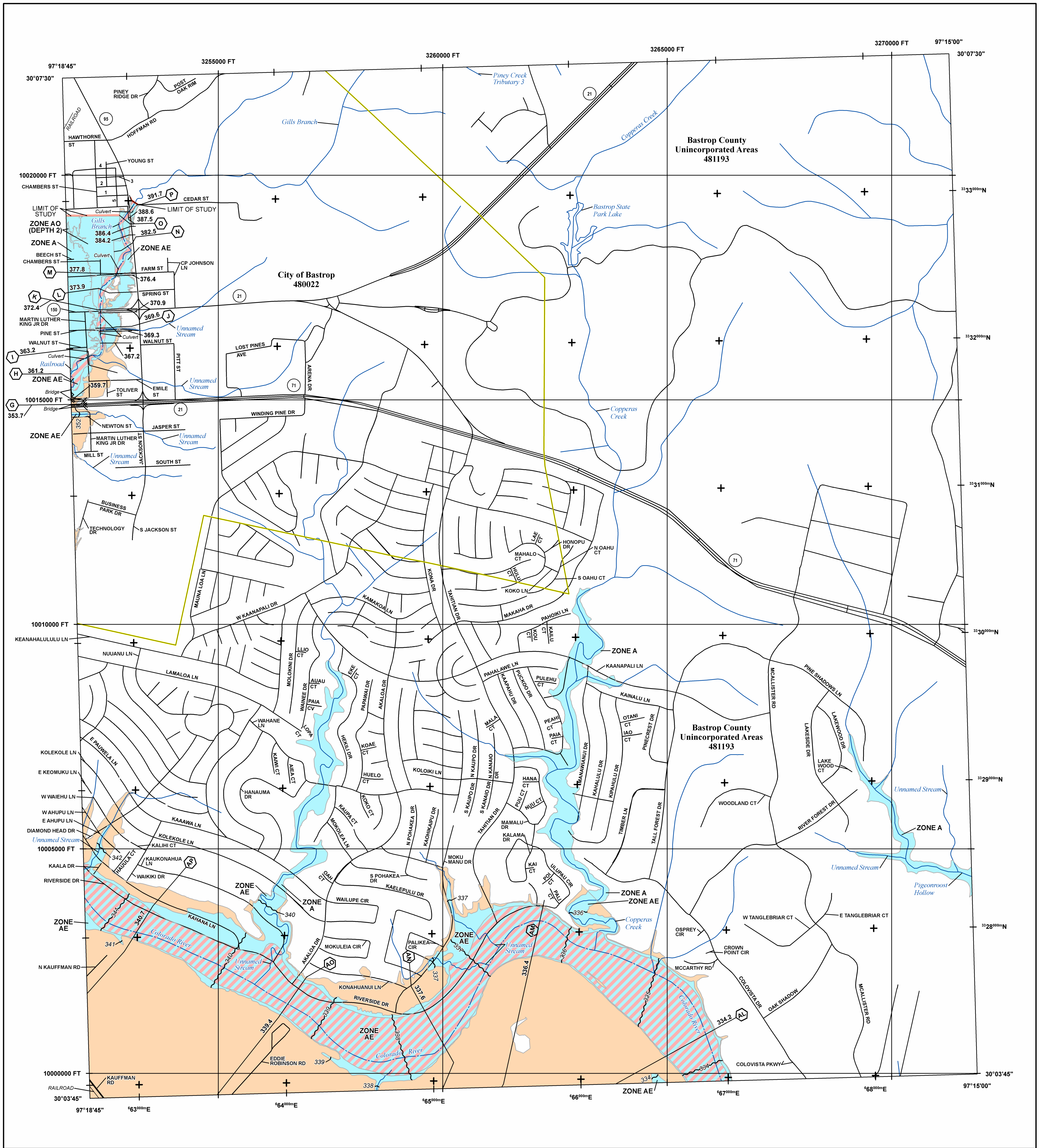
**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**

**BASTROP COUNTY, TEXAS**  
 and Incorporated Areas  
 PANEL 355 OF 625

Panel Contains:  
 COMMUNITY: BASTROP COUNTY, BASTROP, CITY OF  
 NUMBER: 481193, 480022  
 SUFFIX: 0355, 0355  
 F, F

VERSION NUMBER: 2.6.4.6  
 MAP NUMBER: 48021C0355F  
 MAP REVISED: MAY 9, 2023



**FLOOD HAZARD INFORMATION**

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	Limit of Study
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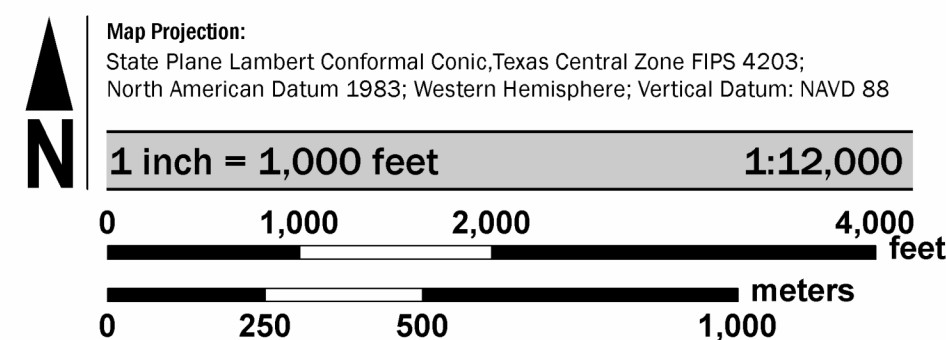
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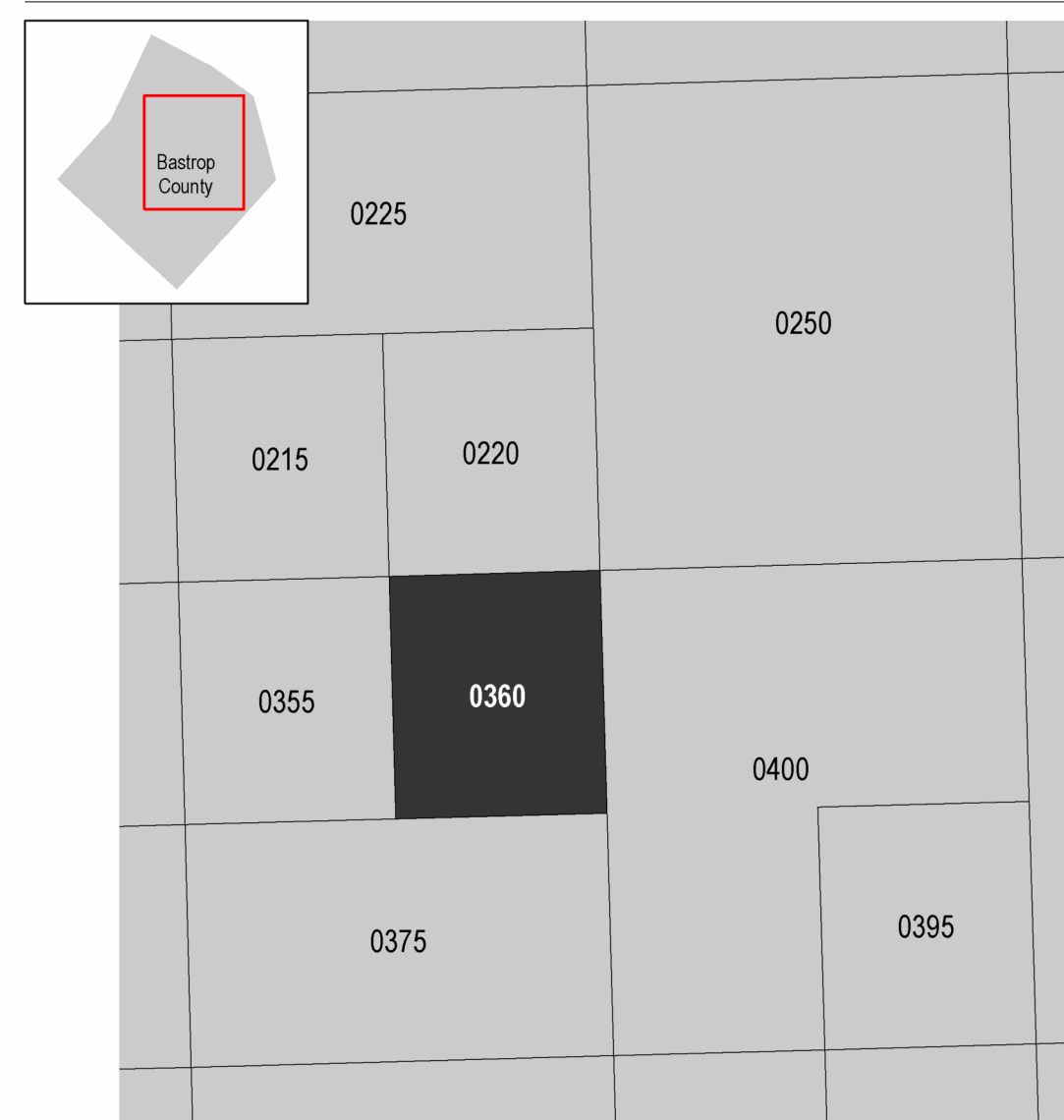
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**SCALE**



**PANEL LOCATOR**



**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**  
**BASTROP COUNTY, TEXAS**  
 and Incorporated Areas  
 PANEL 360 OF 625

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BASTROP COUNTY	481193	0360	F
BASTROP, CITY OF	480022	0360	F

VERSION NUMBER  
2.6.4.6

MAP NUMBER  
48021C0360F

MAP REVISED  
MAY 9, 2023





# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve Resolution No. R-2024-59 of the City Council of the City of Bastrop, Texas, to ratify the emergency procurement from Weisinger Incorporated, in the amount of Sixty Eight Thousand Eight Hundred and Ninety Seven Dollars (\$68,897.00) for materials and labor to repair Well H; providing for severability; providing for repeal; and providing an effective date.

**AGENDA ITEM SUBMITTED BY:**

Curtis Hancock, Director of Water & Wastewater

**BACKGROUND/HISTORY:**

Well H needed emergency repairs in February 2024. The city manager signed off on the emergency repairs to keep the city water supply safe and running.

Staff have now received the invoice for payment of the repairs. Payment requires council ratification as the work has been completed and the contractor is now awaiting payment.

See attached Memo.

**FISCAL IMPACT:**

\$68,897.00 paid from the City of Bastrop's Water Capital Improvement Fund and Water Operational funds.

**RECOMMENDATION:**

Curtis Hancock, Director of Water & Wastewater recommends approval of Resolution No. R-2024-59.

**ATTACHMENTS:**

Well H Memo  
Attachment A  
Resolution

**RESOLUTION NO. R-2024-59**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, TO RATIFY THE EMERGENCY PROCUREMENT FROM WEISINGER INCORPORATED, IN THE AMOUNT OF \$68,897.00 FOR MATERIALS AND LABOR TO REPAIR WELL H; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS,** pursuant to Texas Local Government Code Section 252.022(a) and the City of Bastrop Purchasing Policy, the City is exempt from engaging in the competitive bidding or competitive proposals procurement process in the event of certain emergency procurements that are necessary to preserve or protect the public health or safety, or in the event of unforeseen damages to public equipment or property; and

**WHEREAS,** the City of Bastrop finds it necessary to make emergency repairs as outlined in Exhibit “A” to the City’s Water Well H due to unforeseen issues with the well equipment that resulted in mechanical failures; and

**WHEREAS,** the City of Bastrop (“City”) has found and determined that the public health, safety, and vitality of the City will be promoted and preserved by making the needed repairs to Well H.

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

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

**Section 2. Execution:** The City Council authorizes the City Manager to negotiate and execute all necessary documents to enter an agreement with Weisinger Incorporated to provide materials and labor for an amount not to exceed \$68,897.00 to complete the necessary repairs to Well H.

**Section 3. Repealer:** To the extent reasonably possible, resolutions are to be read

together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.

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

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

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

**DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, Texas, on this, the 28<sup>th</sup> day of May, 2024.**

**THE CITY OF BASTROP, TEXAS:**

\_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney

TO: Sylvia Carrillo, ICMA-CM, CPM, City Manager  
Curtis Hancock, Director of Public Works  
From: James B. Wilson, Water & Wastewater Superintendent  
Date: February 16, 2024  
Subject: Emergency Procurement for Well H Replacement



=====

Mrs. Carrillo,

Well H is one of only 2 wells dedicated to providing drinking water to City customers West of the Colorado River. Fortunately, water demands have been lower than normal and groundwater tables have been higher due to recent precipitation. This has allowed the City to thoroughly diagnose the issue while supplementing the West side of the water system from the Willow Water Treatment Plant.

A local vendor was called in to diagnose the issue and determined the pump motor had reached catastrophic failure. The same vendor was not able to complete any additional work, as they lacked the equipment and expertise to remove the well pump and motor assembly.

A call was then placed with Weisinger Inc., who have previously provided similar well services for the City. Weisinger performed a full inspection of the pump and motor assembly and used a camera to inspect the inside of the well. Those inspections verified the needed replacement of the well pump and motor assembly and revealed a partially clogged well screen inside the well casing, which is likely what caused the mechanical failures.

Although current operations can maintain the current water system demands, this issue needs to be corrected promptly. If another emergency were to arise (i.e. mechanical failures, fire demands, etc.), or system demands start to increase, the City would no longer be able to maintain adequate water system flows and pressures.

For the reasons stated above, I am requesting an emergency procurement of funds outside of the City's norms and procedures to preserve public and environmental health, in the amount of \$68,897.00 payable to Weisinger Incorporated, and funded from a combination of the City's Water/Wastewater Capital Improvement and Operational funds to clean the well screen and replace the pump/motor assembly for Well H.

Best,



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider Action to approve the first reading of Ordinance No. 2024-17 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.05 Titled "Speed Limits," adding Section 12.05.009 titled "SH 304 speed limits." Zoning for traffic and rate of speed therein, on SH 304 in the city limits of the City of Bastrop; defining speeding and fixing a penalty therefore; declaring what may be a sufficient complaint in prosecutions hereunder; repealing all prior ordinances that are in conflict herewith; and providing for findings of fact, enactment, codification, effective date, repealer, severability, proper notice and meeting as shown in Exhibit A, and move to include on the June 11, 2024 Consent Agenda for the second reading.

**AGENDA ITEM SUBMITTED BY:**

Kennedy Higgins, Senior Planner

**BACKGROUND/HISTORY:**

TXDOT conducted an engineering and traffic investigation regarding the speed and number of vehicles that utilized SH 304. The recommendation from TXDOT was to lower the speed limit from 60 miles per hour, to 50 miles per hour.

**POLICY EXPLANATION:**

**Texas Transportation Code**

Chapter 545, Subchapter H. Speed Restrictions, Section 545.356 Authority of Municipality to Alter Speed Limits and section 545.351 (a) Maximum Speed Requirement.

Sec. 545.356. AUTHORITY OF MUNICIPALITY TO ALTER SPEED LIMITS. (a) The governing body of a municipality, for a highway or part of a highway in the municipality, including a highway of the state highway system, has the same authority to alter by ordinance prima facie speed limits from the results of an engineering and traffic investigation as the Texas Transportation Commission on an officially designated or marked highway of the state highway system. The governing body of a municipality may not modify the rule established by Section 545.351(a) or establish a speed limit of more than 75 miles per hour.

(b) The governing body of a municipality, for a highway or part of a highway in the municipality, including a highway of the state highway system, has the same authority to alter prima facie speed limits from the results of an engineering and traffic investigation as the commission for an officially designated or marked highway of the state highway system, when the highway or part of the highway is under repair, construction, or maintenance. A municipality may not modify the rule established by Section 545.351(a) or establish a speed limit of more than 75 miles per hour.

Sec. 545.351. MAXIMUM SPEED REQUIREMENT. (a) An operator may not drive at a speed greater than is reasonable and prudent under the circumstances then existing.

**Bastrop Code of Ordinances**

Chapter 12, article 12.05 – Speed Limits, section 12.05.003 Specific speed limits

Sec. 12.05.003 - Specific speed limits.

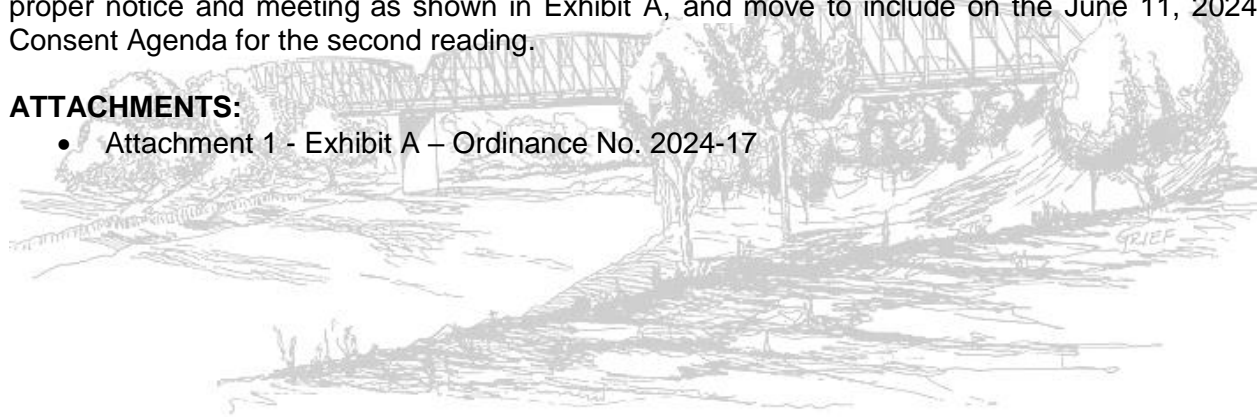
When signs are erected giving notice thereof, no person shall operate a vehicle on any road or highway within the city at a speed greater than that indicated in the schedule as maintained on file in the office of the City Secretary.

**RECOMMENDATION:**

Consider Action to approve the first reading of Ordinance No. 2024-17 of the City Council of the City of Bastrop, Texas amending the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," Article 12.05 Titled "Speed Limits," adding Section 12.05.009 titled "SH 304 speed limits." Zoning for traffic and rate of speed therein, on SH 304 in the city limits of the City of Bastrop; defining speeding and fixing a penalty therefore; declaring what may be a sufficient complaint in prosecutions hereunder; repealing all prior ordinances that are in conflict herewith; and providing for findings of fact, enactment, codification, effective date, repealer, severability, proper notice and meeting as shown in Exhibit A, and move to include on the June 11, 2024 Consent Agenda for the second reading.

**ATTACHMENTS:**

- Attachment 1 - Exhibit A – Ordinance No. 2024-17



**ORDINANCE NO. 2024-17**

**SPEED LIMIT ON SH 304**

**AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, AMENDING THE CODE OF ORDINANCES RELATED TO CHAPTER 12 TITLED "TRAFFIC AND VEHICLES", ARTICLE 12.05 TITLED "SPEED LIMITS", AMMENDING SECTION 12.05.009 TITLED "SH 304 SPEED LIMITS." ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON SH 304 IN THE CITY LIMITS OF THE CITY OF BASTROP; DEFINING SPEEDING AND FIXING A PENALTY THEREFORE; DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; REPEALING ALL PRIOR ORDINANCES THAT ARE IN CONFLICT HERewith; AND PROVIDING FOR FINDINGS OF FACT, ENACTMENT, CODIFICATION, EFFECTIVE DATE, REPEALER SEVERABILITY, PROPER NOTICE AND MEETING.**

**WHEREAS,** the Texas Department of Transportation has determined upon the basis of engineering and traffic investigation that the prima facie maximum speed limit for that portion of SH 304 as shown on the attached Exhibit A, shall be stated and described hereinafter; and

**WHEREAS,** the City of Bastrop desires to protect and ensure the public health, safety, and welfare of its residents and business by regulating and guiding the general traveling public; and

**WHEREAS,** the City Council desires to change the current prima facie speed limits on SH 304 in the city limits of the City of Bastrop, as provided herein, to 50 mph pursuant to Section 12.05.003 of the Code of Ordinances to better protect the convenience, health, safety, and welfare of the residents of the City and of the motoring public.

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

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

**Section 2.** It is hereby determined upon the basis of an engineering and Traffic investigation that the prima facie maximum speed limit on those portions of SH 304 routed in the City of Bastrop, is hereby stated, which prima facie maximum speed limit shall be effective at all times and signs will be erected giving notice of the prima facie maximum speed limit so declared to wit.

### FOR NORTHBOUND TRAFFIC

Beginning at Control Section 0573-01 at milepoint 0.670 (Bastrop Southern City Limit - 417 feet South of Hunters Point Dr.) to milepoint 0.000 (SH 21-SH71), a distance of 0.670 miles, a prima facie maximum speed limit of 50 miles per hour.

### FOR SOUTHBOUND TRAFFIC

Beginning at Control Section 0573-01 at milepoint 0.000 (SH 21-SH71) to milepoint 0.670 (Bastrop Southern City Limit - 417 feet South of Hunters Point Dr.), a distance of 0.670 miles, a prima facie maximum speed limit of 50 miles per hour.

- Section 3.** That all of the streets of this city, and all portions of any such streets, are hereby declared to be public streets and that the driving or operating of any motor vehicle on or along any portion of any street of this city at a rate of speed that is greater than the maximum rate of speed for said portion of said street, as fixed by this ordinance shall be guilty of a misdemeanor, which is named “ The Offense of Speeding “ and that the said offense is punishable by a fine in any sum not to exceed Two Hundred dollars (\$200.00). That the use of the word “Speeding” shall be sufficient to designate the said offense, and shall mean that a motor vehicle has been driven upon a public street at a greater rate of speed than fixed by City Ordinance for the street and for the zone thereof, that such motor vehicle was so being driven upon, if zoned.

That in prosecutions under this ordinance, for the offense of speeding, the complaint, if in other respects sufficient in form, shall as to the portion thereof seeking to acknowledge the offense, be sufficient if it in substance alleges that the defendant did while driving a motor vehicle in said city commit the offense of “Speeding”.

- Section 4.** Amendment to the City Code. The City of Bastrop Code of Ordinances Chapter 12 “Traffic and Vehicles”, Article 12.05 “Speed Limits”, Section 12.05.009 “SH 304 Speed Limits” of the Code of Ordinances is hereby amended to lower the speed limit on those portions of SH 304 routed in the City of Bastrop per section 2 of this ordinance, and shall read in accordance with Exhibit B.
- Section 5.** Passage. The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City’s Code of Ordinances as authorized by section 52.001 of the Texas Local Government Code.
- Section 6.** Severability. If any clause or provision of this Ordinance shall be deemed to



be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

**Section 7.** Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.

**Section 8.** Effective Date. This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City’s Charter, Code of Ordinances, and the laws of the State of Texas.

**READ & ACKNOWLEDGED** on First Reading by the City Council of the City of Bastrop, on this, the 28th day of May 2024.

**PASSED & APPROVED** on Second Reading by the City Council of the City of Bastrop, on this, the 11th day of June 2024.

**APPROVED:**

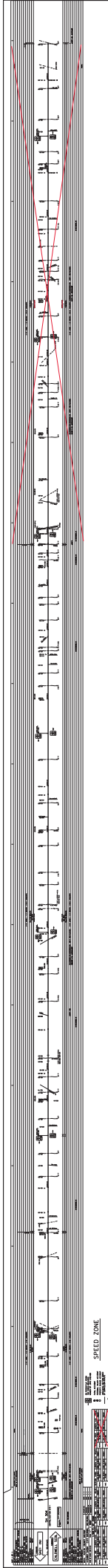
by: \_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney



**Exhibit B – Amendment to;**

**City of Bastrop Code of Ordinances Chapter 12; Traffic And Vehicles**

**Article 12.05; Speed Limits - Section 12.05.009; Sh 304 Speed Limits.**

**Sec. 12.05.009 - SH 304 speed limits.**

- (a) Due to an imminent threat to public health and safety, the speed limits on SH 304 within the city shall be as follows:
- (1) ~~Northbound toward State Highway 71. On SH 304 from mile point 0.688 (at the Bastrop city limit) to mile point 0.000 (at the intersection of SH 304 and SH 71), a distance of 0.688 miles, shall hereby be a maximum speed limit of sixty (60) miles per hour. Beginning at Control Section 0573-01 at milepoint 0.670 (Bastrop Southern City Limit - 417 feet South of Hunters Point Dr.) to milepoint 0.000 (SH 21-SH71), a distance of 0.670 miles, a prima facie maximum speed limit of 50 miles per hour.~~
  - (2) ~~Southbound toward Gonzales, Tx. On SH 304 from mile point 0.000 (at the intersection of SH 71 and SH 304) to mile point 0.688 (at the Bastrop city limit), a distance of 0.688 miles, shall hereby be a maximum speed limit of sixty (60) miles per hour. Beginning at Control Section 0573-01 at milepoint 0.000 (SH 21-SH71) to milepoint 0.670 (Bastrop Southern City Limit - 417 feet South of Hunters Point Dr.), a distance of 0.670 miles, a prima facie maximum speed limit of 50 miles per hour.~~
- (b) (b) The director of public works shall cause SH 304 speed limit signs and other traffic-control devices to be erected at such locations deemed necessary to provide reasonable notice of the above speed limits to those traveling on SH 304 within the city.
- (c) (c) Violators shall be cited and subject to a fine for the offense of speeding as set forth in [section 12.05.008](#).



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve Resolution No. R-2024-60 of the City Council of the City of Bastrop, Texas, approving and authorizing a proposal from Aqua-Metric Sales Company, for \$ 67,535.99 as a sole source provider for Sensus products and services; providing for execution of all necessary documents; providing for repealer; providing for severability; and providing an effective date.

**AGENDA ITEM SUBMITTED BY:**

Curtis Hancock, Director of Water & Wastewater

**BACKGROUND/HISTORY:**

The City of Bastrop utilizes Automated Metering Infrastructure (AMI) with Sensus brand water meters to collect data and information from customer's water meters, including consumption information for billing and reporting purposes; base stations are needed as a point of communication for that information.

The City currently has one base station installed at the Public Library. Due to the City's growth, it was determined a second base station is needed on the West side of town to reliably communicate with the City's expanding AMI system. City Staff and representatives from Aqua-Metric determined the FM-20 Elevated Storage Tank was the best-suited location to install a second base station.

**FISCAL IMPACT:**

\$67,535.99 paid from the City of Bastrop's Water Capital Improvement Fund

**RECOMMENDATION:**

Curtis Hancock, Director of Water & Wastewater recommends approval of Resolution No. R-2024-60.

**ATTACHMENTS:**

Aqua-Metric Quote  
Sole-Source Letter  
Resolution

**RESOLUTION NO. R-2024-60**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING AND AUTHORIZING A PROPOSAL FROM AQUA-METRIC SALES COMPANY, FOR \$ 67,535.99 AS A SOLE SOURCE PROVIDER FOR SENSUS PRODUCTS AND SERVICES; PROVIDING FOR EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS,** the City of Bastrop desires to install a new base station to expand the City’s Advanced Metering Infrastructure in order to remotely read water meter data for the City’s water system; and

**WHEREAS,** pursuant to Texas Local Government Code Section 252.022 (a), the City of Bastrop desires to procure the items from a sole source and thus is exempt from the statutory bidding and procurement procedures; and

**WHEREAS,** the company Aqua-Metric Sales Company is the exclusive Authorized Distributor of Sensus products and is the Value Added Reseller for Sensus services in the territory of Central, East, and South Texas and thus the sole source provider of the products and services that the City desires to purchase; and

**WHEREAS,** the City of Bastrop will procure the items in accordance with its Purchasing Policy; and

**WHEREAS,** the City of Bastrop (“City”) has found and determined that the public health, safety, and vitality of the City will be promoted and preserved by establishing an arrangement for the provision of water measurement equipment to facilitate the monitoring of meter data.

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

- Section 1.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.
- Section 2. Execution:** The City Council authorizes the City Manager to negotiate and execute all necessary documents to enter an agreement with Aqua-Metric Sales Company as a sole source provider of Sensus Products and Services, for an amount not to exceed \$67,535.99. A quote for the specific products and services is attached and incorporated herein as Exhibit A.
- Section 3. Repealer:** To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.
- Section 4. Severability:** Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.
- Section 5. Effective Date:** This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.
- Section 6. Proper Notice & Meeting:** It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, Texas, on this, the 28th day of May, 2024.**

**THE CITY OF BASTROP, TEXAS:**

\_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney



Aqua-Metric Sales Company  
16914 Alamo Parkway, Bldg. 2 | Selma, TX 78154  
Phone: (210) 967-6300 | Facsimile: (210) 967-6305

February 26, 2024

Client: City of Bastrop  
Attention:  
Address  
City, State, Zip:  
Phone:  
Email:

Line No.	Item	Quantity	Unit	Extended
<b>New Basestation</b>				
	M400B2 Basestation	1	\$29,500.00	\$29,500.00
	Communication Backhaul	1	\$1,000.00	\$1,000.00
	M400B2 Basestation Installation	1	\$26,000.00	\$26,000.00
	M400B2 Basestation Certification	1	\$1,750.00	\$1,750.00
	Annual M400 Basestation Extended Warranty <sup>8</sup>	1	\$1,785.99	\$1,785.99
	Annual Aqua-Metric Support <sup>8</sup>	1	\$7,500.00	\$7,500.00

This quote for the product and services named above is subject to the following terms:

- All quotes are subject to the Aqua-Metric Terms of Sale unless there is an executed agreement between the parties. Terms of Sale can be found online at [www.aqua-metric.com](http://www.aqua-metric.com)
- Quote is valid for thirty days.
- If modifications in materials, labor, or processing are required to meet new regulations, the pricing submitted herein is subject to immediate change.
- Freight allowed on single Sensus Product orders exceeding \$20,000.00.
- Net Thirty Days to Pay
- Returned product may be subject to a 25% restocking fee.
- Sales Tax and/or Freight charges are not included.
- Annual 3% price increase for Support Services.
- Customer to provide electricity to basestations and basestation mounting hardware
- Customer to provide static IP address and monthly data (SIM) for backhaul communication - Aqua-Metric suggests Verizon Wireless or AT&T
- Pricing does not include staging, product storage, or consumer outreach program
- Pricing does not include bonding
- Any items beyond quote above subject to price negotiations

<b>Total:</b>	<b>\$67,535.99</b>
---------------	--------------------



Jim Grillo  
Sensus USA, Inc  
Mid-West Director of Sales  
612-867-3283  
jim.grillo@xylem.com

January 4, 2024

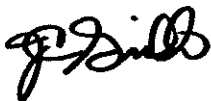
To Whom It May Concern:

Sensus is pleased to announce that **Aqua-Metric of Selma, TX** is the exclusive Authorized Distributor of Sensus products and Value Added Reseller (VAR) for Sensus Services such as SaaS in the territory of Central, East and South Texas and the state of Louisiana.

Please contact Aqua-Metric for all of your Sensus needs. Purchasing Sensus products and services from the authorized distributor for your area ensures that your products will be properly supported and warranted.

We look forward to the opportunity of providing your firm with quality water measurement equipment, solutions and support in the near future. Please feel free to contact me at [jim.grillo@xylem.com](mailto:jim.grillo@xylem.com) regarding this or any other matter.

Sincerely



James C. Grillo  
Mid-West Director of Sales  
Sensus, a Xylem brand



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve Resolution No. R-2024-61 regarding a petition filed by Christopher Humphreys to remove approximately 5.100 acres of land, as described in the petition, from the City of Bastrop's extraterritorial jurisdiction pursuant to Local Government Code Chapter 42.

**AGENDA ITEM SUBMITTED BY:**

Sylvia Carrillo, ICMA-CM, CPM, City Manager

**BACKGROUND/HISTORY:**

The City Secretary received a petition for the release of a certain tract of land comprised of approximately 5.100 acres currently situated within the ETJ of the City.

**POLICY EXPLANATION:**

Texas Senate Bill 2038 passed by the Texas State Legislature in the 88<sup>th</sup> Legislative Session, Texas Local Government Code Chapter 42 allows for the release of an area from the City's extraterritorial jurisdiction ("ETJ") by petition of landowners or by election.

Pursuant to Texas Local Government Code Section 42.102, a resident of an area or the owners of the majority in value of an area in the City's ETJ may file a petition with the City Secretary for the area to be released from the ETJ.

Pursuant to Texas Local Government Code Section 42.152, a resident of an area in the City's ETJ may request the City to hold an election to vote on the question of whether to release the area from the City's ETJ by filing a petition with the City Secretary

**RECOMMENDATION:**

Consider action to approve Resolution No. R-2024-61 regarding a petition filed by Christopher Humphreys to remove approximately 5.100 acres of land, as described in the petition, from the City of Bastrop's extraterritorial jurisdiction pursuant to Local Government Code Chapter 42.

**ATTACHMENTS:**

- Resolution No. R-2024-61

**CITY OF BASTROP, TX**  
**RESOLUTION NO. R-2024-61**

**EXTRATERRITORIAL JURISDICTION RELEASE**

**A RESOLUTION OF THE CITY OF BASTROP, TEXAS FOR  
THE RELEASE OF LAND FROM THE CITY'S  
EXTRATERRITORIAL JURISDICTION UPON REQUEST  
AND PROVIDING FOR FINDINGS OF FACT, REPEALER,  
SEVERABILITY, EFFECTIVE DATE, AND PROPER  
NOTICE AND MEETING**

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

**WHEREAS,** pursuant to Texas Senate Bill 2038 passed by the Texas State Legislature in the 88<sup>th</sup> Legislative Session, Texas Local Government Code Chapter 42 allows for the release of an area from the City's extraterritorial jurisdiction ("ETJ") by petition of landowners or by election; and

**WHEREAS,** pursuant to Texas Local Government Code Section 42.102, a resident of an area or the owners of the majority in value of an area in the City's ETJ may file a petition with the City Secretary for the area to be released from the ETJ; and

**WHEREAS,** pursuant to Texas Local Government Code Section 42.152, a resident of an area in the City's ETJ may request the City to hold an election to vote on the question of whether to release the area from the City's ETJ by filing a petition with the City Secretary; and

**WHEREAS,** the City Council has received a petition for the release of a certain tract of land comprised of 5.100 acres currently situated within the ETJ of the City ("Property"), which Property is more accurately described in Exhibit A, which is attached hereto and incorporated herein; and,

**WHEREAS,** having received verification from the City Secretary, the City Council finds the attached ETJ Release Petition for the Property ("Petition"), which is attached here as Exhibit A and incorporated herein, is valid and this Resolution is necessary and proper for the good government, peace, or order of the City to release the Property from the City's ETJ.

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bastrop, Texas:**

- Section 1. Findings of Fact:** The foregoing recitals are incorporated into this resolution (“Resolution”) by reference as findings of fact as if expressly set forth word-for-word herein.
- Section 2. Release:** The Petition is hereby considered verified; therefore, the Property as described in the Petition is hereby released from the City’s ETJ.
- Section 3. Filing:** The City Secretary is hereby directed to file a certified copy of this Resolution and an updated map of the City’s ETJ boundary with the County Clerk of Bastrop County, Texas.
- Section 4. Repealer:** To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.
- Section 5. Severability:** Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.
- Section 6. Effective Date:** This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City’s Charter, its Code of Ordinances, and the laws of the State of Texas.
- Section 7. Proper Notice & Meeting:** It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED & APPROVED on First Reading** by the City Council of the City of Bastrop, on this, the 28th day of May 2024.

**APPROVED:**

by: \_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney

**Exhibit "A"**

ETJ Release Petition

RECEIVED

APR 29 2024

April 18, 2024

Alan J. Bojorquez  
Bojorquez Law Firm  
Bastrop City Attorney  
11675 Jollyville Road, Suite 300  
Austin, Texas 78759

Via: U.S. Postal Service Certified Mail 9589 0710 5270 0900 5443 28 – Return Receipt

Re: Petition for Release from the Extraterritorial Jurisdiction of the City of Bastrop

Dear Mr. Bojorquez,

1. Chris Humphreys (“Owner”) files this Petition pursuant to TEX. LOC. GOV’T CODE § 42.102.
2. Chris Humphreys owns property within the extraterritorial jurisdiction of the City of Bastrop, located at 781 North State Highway 95, Bastrop, Texas 78602, Bastrop County Appraisal District Property ID 34178 (the “Property”). *See* Exhibit A (Deed and Property Map).
3. Owner hereby Petitions the City of Bastrop to release of Owner’s Property from its extraterritorial jurisdiction.
4. Pursuant to TEX. LOC. GOV’T CODE § 42.102, an owner or owners of majority in value of an area in a municipality’s extraterritorial jurisdiction may file a petition with the municipality to be released from the extraterritorial jurisdiction, if the owner’s property in question meets the applicability requirements of TEX. LOC. GOV’T CODE § 42.101 and the petition requirements of TEX. LOC. GOV’T CODE § 42.104.
5. Owner’s Property meets the applicability requirements of TEX. LOC. GOV’T CODE § 42.101.
6. As set forth in Exhibit B, Affidavit of Owner, and as set forth in TEX. LOC. GOV’T CODE § 42.101, the undersigned swears that the Property is not:
  - (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV’T CODE § 43.0117, at which an active training program is conducted;
  - (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:
    - (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and
    - (B) that has a population greater than 240,000;
  - (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:

- (A) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and
- (B) in a county with a population of more than 2 million;
- (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or
- (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.
7. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.
8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owner's value in the Property constitutes more than 50% of the value of the Property, as indicated by the tax rolls of the Bastrop Central Appraisal District.
9. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompany this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.
10. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.
11. This Petition contains, in addition to the signature:
- (A) the signer's printed name;
- (B) the signer's:
- (i) date of birth; or
- (C) the signer's residence address; and
- (D) the date of signing.
12. As required by TEX. LOC. GOV'T CODE § 42.104(b), Owner filing this Petition satisfied the signature requirement within 180 days after the date the first signature for the Petition was obtained.
13. As required by TEX. LOC. GOV'T CODE § 42.104(c), the signature collected under this section is in writing.
14. As required by TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released in Exhibit A, which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.
15. As required by TEX. LOC. GOV'T CODE § 42.105(a), the City must verify this Petition upon receipt; shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owner, who filed this Petition under Section 42.102.



16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owner has obtained the number of signatures on the Petition required under Section 42.104 to release the area from the extraterritorial jurisdiction of the City of Bastrop, the City must immediately release the area—Owner's Property—from the City's extraterritorial jurisdiction.
17. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owner's Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—Owner's Property—is released by operation of law.

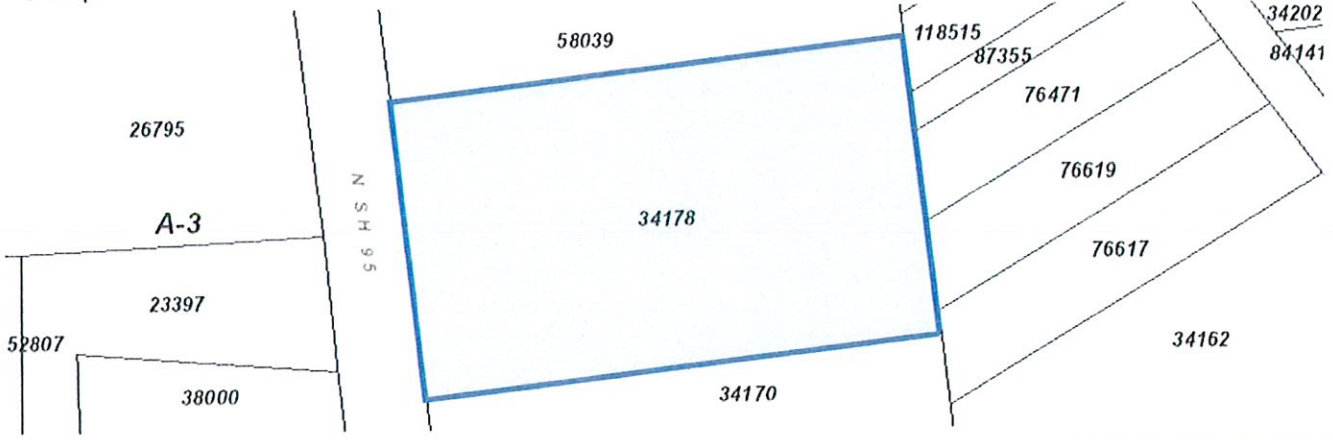
**EXHIBIT A  
DEED AND PROPERTY MAP**

**(INSERT DEED AND CAD MAP HERE.)**

# Bastrop CAD Property Search

## Property ID: 34178 For Year 2023

Map



### Property Details

#### Account

Property ID: 34178      Geographic ID: R34178  
 Type: Real      Zoning:

#### Property Use:

#### Location

Situs Address: 781 N SH 95 BASTROP, TX 78602

Map ID: 00      Mapsco:

Legal Description: GREEN OAKS, LOT 28, ACRES 5.0100

Abstract/Subdivision: S6120 - Green Oaks

Neighborhood: NBHD0213

#### Owner

Owner ID: 808241  
 Name: HUMPHREYS, PHILLIP & SONDR A &

#### Agent:

Mailing Address: CHRISTOPHER D HUMPHREYS  
 781 N SH 95  
 BASTROP, TX 78602

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

### Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$203,638 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$183,002 (+)

3 pgs  
DEED

202217682

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

### WARRANTY DEED

**DATE:** May 19, 2022

**GRANTORS:** Phillip A. Humphreys and Sondra S. Humphreys

**GRANTORS MAILING ADDRESSES:**

Phillip A. Humphreys  
781 N State Highway 95  
Bastrop, TX 78602

Sondra S. Humphreys  
781 N State Highway 95  
Bastrop, TX 78602

**GRANTEE:** Christopher D. Humphreys, as to undivided 1/3 interest

**GRANTEE'S MAILING ADDRESS:**

Christopher D. Humphreys  
781 N State Highway 95  
Bastrop, TX 78602

**PROPERTY (legal description):**

LOT TWENTY EIGHT (28) OF GREEN OAKS SUBDIVISION, AN ADDITION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET #1, PAGE 178B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAID TRACT CONTAINING 5.100 ACRES OF LAND, MORE OR LESS.

**CONSIDERATION:**

This conveyance is made for the following consideration, the receipt and sufficiency of which is acknowledged:

Cash of ten dollars or more and other good and valuable consideration.

**RESERVATIONS FROM CONVEYANCE:** NONE

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made subject to the following exceptions:

Liens described or referenced above relating to the Consideration;

Valid and enforceable easements and prescriptive rights of record or which are open and obvious;

Valid and enforceable matters of record, including restrictions, reservations of interest, covenants, conditions, leases (including but not limited to oil, gas and mineral leases), reservations or conveyances of water interests, and any other instruments (other than a conveyance of a fee estate in the surface) affecting the property;

Standby fees, taxes, and assessments of any taxing authority for the current year and subsequent years; and

Taxes and assessments for prior years of any taxing authority due to a change in land ownership or usage, payment of which Grantee assumes and agrees to pay.

**AS IS CONVEYANCE:**

THIS CONVEYANCE CONVEYS THE PROPERTY IN ITS "AS IS" CONDITION THE PARTIES HAVE BARGAINED FOR AND HEREBY AGREE THAT THERE ARE NO WARRANTIES EITHER EXPRESS OR IMPLIED OTHER THAN ANY REPRESENTATIONS EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS INSTRUMENT, OR THE CLOSING DOCUMENTS.

**CONVEYANCE:**

For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantors grant, sell and convey an undivided 1/3 interest in the Property, together with all and singular any improvements, rights and appurtenances belonging thereto, to Grantee and Grantee's heirs and assigns, TO HAVE AND TO HOLD FOREVER This conveyance, however, is made subject to all Exceptions and Reservations stated herein.

Grantors assign to Grantee all funds, if any, on deposit for payment of property taxes and insurance premiums due or coming due against the property

**WARRANTY:**

Except for the Reservations and Exceptions stated above, Grantors bind Grantors and Grantors' heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular title to the Property for the benefit of Grantee and Grantee's heirs, executors and assigns, against any and all claims of every person lawfully claiming or to claim the Property or any part thereof

*Phillip A. Humphreys*  
Phillip A. Humphreys

*Sondra S. Humphreys*  
Sondra S. Humphreys

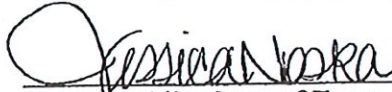
**ACKNOWLEDGMENT**

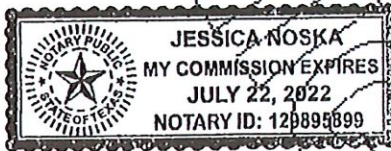
STATE OF TEXAS

§  
§  
§

COUNTY OF Bastrop

This instrument was acknowledged before me on May 19, 2022, by Phillip A. Humphreys.

  
Notary Public, State of Texas



**ACKNOWLEDGMENT**

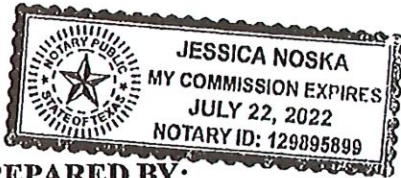
STATE OF TEXAS

§  
§  
§

COUNTY OF Bastrop

This instrument was acknowledged before me on May 19, 2022, by Sondra S. Humphreys

  
Notary Public, State of Texas



**PREPARED BY:**

Collie & Wolfshohl, PLLC  
1407 N Water St.  
Burnet, TX 78611

**AFTER RECORDING RETURN TO:**

781 N State Highway 95  
Bastrop, TX 78602

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



  
KRISTA BARTSCH County Clerk

Bastrop Texas

August 11, 2022 11 19 34 AM

STERLYNGCURLS

FEE \$34.00

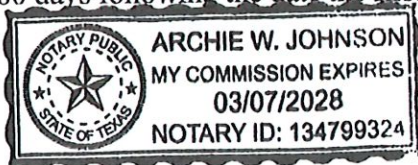
DEED

**202217682**

**EXHIBIT B**  
**AFFIDAVIT OF (NAME OF LANDOWNER) IN SUPPORT OF**  
**PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF (CITY**  
**NAME)**

Before me, the undersigned authority, on this day personally appeared, (Name of Landowner), who under oath stated as follows:

1. My name is Chris Humphreys. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.
2. There are three (3) owners of the Property: Chris Humphreys, Phillip Humphreys and Sondra Humphreys, own 100% of the interest in the Property.
3. I swear that the Property is not: (1) within five miles of the boundary of a military base, as defined by Tex. Loc. Gov't Code § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by Tex. Loc. Gov't Code § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under Tex. Loc. Gov't Code § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under Tex. Loc. Gov't Code § 43.0751.
4. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; (4) residence address, and (5) date of which I signed such petition.
5. I swear that I satisfied the signature requirement of Tex. Loc. Gov't Code § 42.104(b) within 180 days following the date the first signature for the petition was obtained.



\_\_\_\_\_  
Chris Humphreys

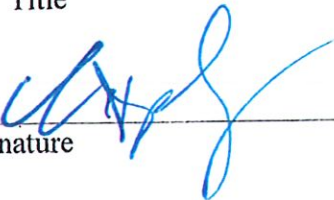
Sworn and subscribed to before me on this the 23 day of April, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**Owner Name: (Name of Owner)**

By: Christopher Humphreys  
Printed Name

Its: Owner  
Title

  
Signature

04/03/1984  
Date of birth

781 N State Highway 95, Bastrop Tx 78602  
Residence address

4-23-24  
Date of signing

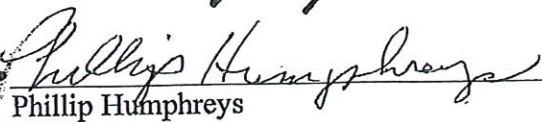


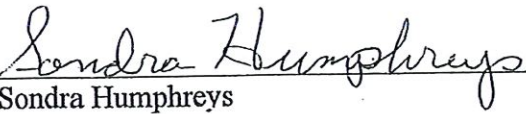
**CONSENT FOR PETITION**

We, the members of the Humphrey Family, do hereby carry out the following agreement.

NOW THEREFORE BE IT RESOLVED that Chris Humphreys is authorized on our behalf to execute a petition for removal of our real property at 781 North State Highway 95 from the extraterritorial jurisdiction of the City of Bastrop, Texas.

By:   
Chris Humphreys

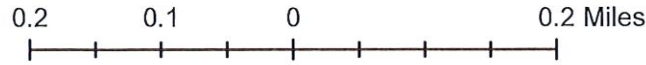
By:   
Phillip Humphreys

By:   
Sondra Humphreys

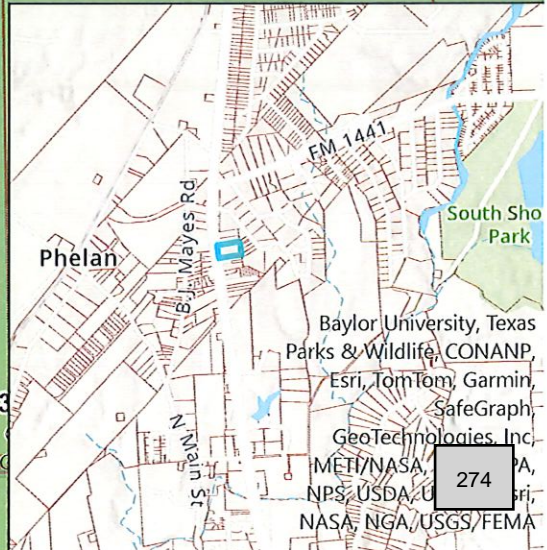
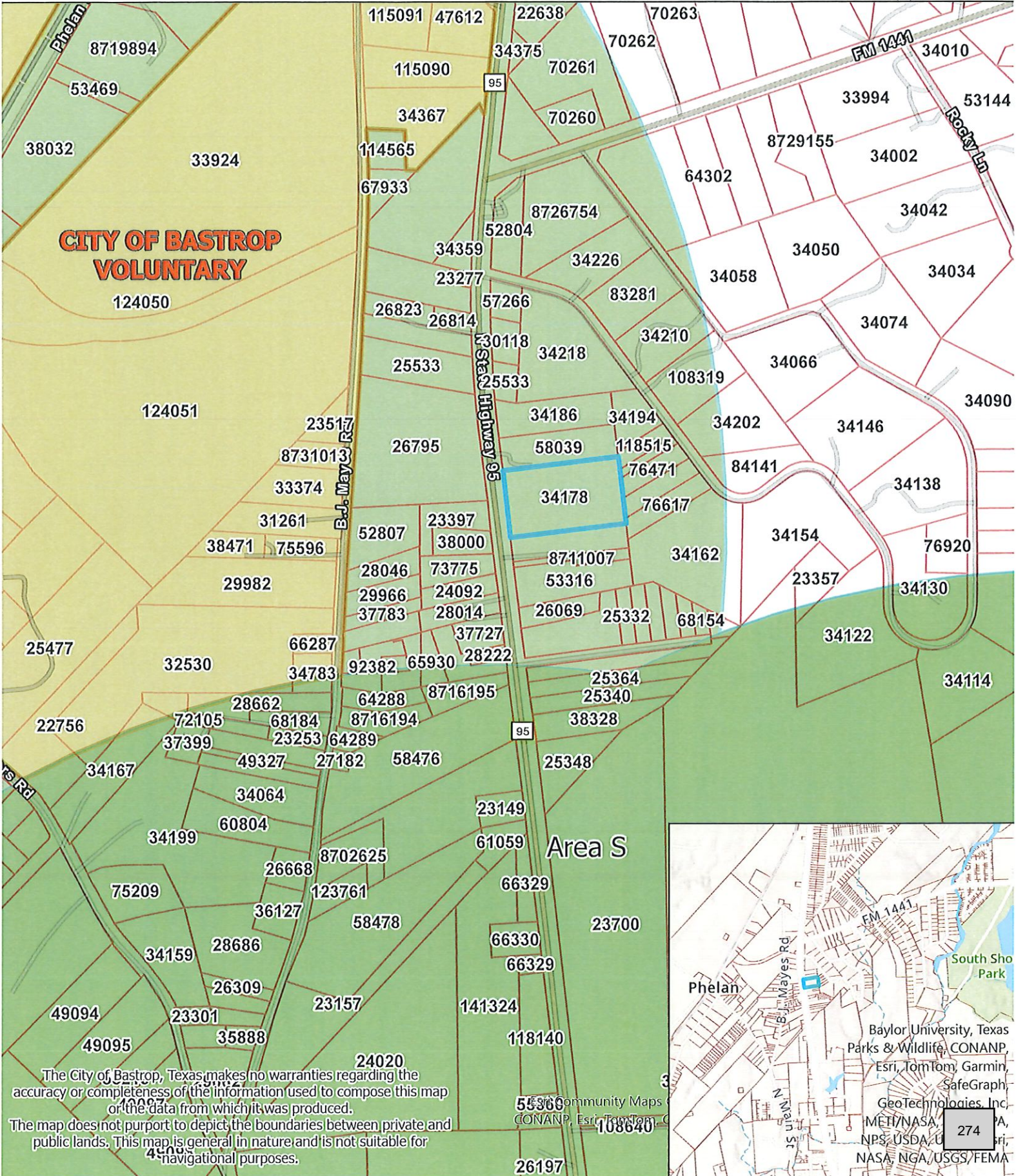


# RELEASE OF PROPERTY FROM CITY OF BASTROP

Item 9F.



Current Time: 5/2/2024 4:08 PM



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

Esri Community Maps  
CONANP, Esri, TomTom

Baylor University, Texas  
Parks & Wildlife, CONANP,  
Esri, TomTom, Garmin,  
SafeGraph,  
GeoTechnologies, Inc.,  
MET/NASA,  
NPS, USDA, U.S. Army,  
NASA, NGA, USGS, FEMA



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve Resolution No. 2024-64 to create a Charter Review Committee, with 2 appointments by each council member, to bring back recommendations to the City Council for a Charter Election to be held in May 2025.

**AGENDA ITEM SUBMITTED BY:**

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

**BACKGROUND/HISTORY:**

At the May 14, 2024, City Council meeting, Council directed the City Manager and the City Attorney to draft a resolution to create a Charter Review Committee composed of residents within the City of Bastrop. The table below represents residents the council has submitted. No information was available from Mayor Nelson at the time of publication.

Mayor		
Mayor Pro Tem	Joe Grady Tuck	Jimmy Crouch
CM Lee	Connie Schroeder	Debbie Moore
CM Meyer	Dock Jackson	Richard Smarzik
CM Fossler	Alex Henley	Robin Peyson
CM Plunkett	Ken Kesselus	Chris Kirby

The last day to order a general election or election on a measure is February 14, 2025.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Approve the names as submitted.

**ATTACHMENTS:**

None



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve Resolution No. R--2024-54 of the Bastrop City Council of the City of Bastrop, Texas, Expressing Official Intent to Reimburse Certain Expenditures of the City of Bastrop, Texas related to constructing, improving, extending, and equipping the water and wastewater system and paying professional services and other related costs.

**AGENDA ITEM SUBMITTED BY:**

Edi McIlwain, Chief Financial Officer

**BACKGROUND/HISTORY:**

The city embarked on an ambitious and necessary plan to expand the water supply and subsequent wastewater system. These pre-covid costs have increased as the projects have taken longer than anticipated to complete. The debt that has been issued thus far has been issued in “tranches” or small segments at a time to match project completion. It is time to issue the final tranche to complete the Simsboro water project which is expected to be online in January 2025. Additionally, costs related to two projects along 969 that require additional wastewater expense, and the payment to Aqua Water for the transfer of service area is also included in this amount.

This resolution expresses official intent to reimburse certain expenditures related to constructing, improving, extending, and equipping the water and wastewater system and paying professional services and other related costs. The intent to issue debt to cover these expenditures. The needed amount remains short by approximately \$500,000. Savings in the wastewater fund from salary and operations will cover a portion of this amount, with the remaining amount to be budgeted in FY 25.

This amount was planned in the FY 22 budget.

**FUNDING SOURCE:**

N/A

**RECOMMENDATION:**

Edi McIlwain, Chief Financial Officer, recommends approval of Resolution No. R-2024-62.

**ATTACHMENTS:**

- Reimbursement Resolution & Certificate
- Exhibit A: Request for Reimbursement Detail

**CERTIFICATE FOR RESOLUTION NO. R-2024-54**

I, the undersigned City Secretary of the City of Bastrop, Texas, hereby certify as follows:

1. The City Council of said City convened in Regular Session on May 28, 2024, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

- Lyle Nelson, Mayor
- John Kirkland, Mayor Pro-Tem
- Cheryl Lee, Council Member
- Cynthia Meyer, Council Member
- Kevin Plunkett, Council Member
- Kerry ~~Kessler~~ Fossler, Council Member

and all of said persons were present, except for the following: \_\_\_\_\_; thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written Resolution entitled

**RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES OF THE CITY OF BASTROP, TEXAS**

was duly introduced for the consideration of the City Council. It was then duly moved and seconded that the said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried by the following vote:

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTENTIONS:

2. A true, full and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the official minutes of said City Council; the above and foregoing paragraph is a true, full and correct excerpt from said minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph, at the time of said meeting and the passage of said Resolution, were the duly chosen, qualified and acting officers and members of said City Council as indicated therein; each of said officers and members was duly and sufficiently notified officially and personally in advance, of the time, place and purpose of the aforesaid meeting and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented in advance to the holding of said meeting for such purpose; and said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Tex. Gov't Code Ann., ch. 551.

**SIGNED AND SEALED** this May 28, 2024.

---

City Secretary, City of Bastrop, Texas

[CITY SEAL]

**RESOLUTION NO. R-2024-54****RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE  
CERTAIN EXPENDITURES OF THE CITY OF BASTROP, TEXAS**

**WHEREAS**, the City Council of the City of Bastrop, Texas (the "Issuer") expects to pay expenditures in connection with the projects described on Exhibit A attached hereto (the "Project") prior to the issuance of obligations to finance the Project;

**WHEREAS**, the Issuer finds, considers and declares that the reimbursement of the Issuer for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the Issuer and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

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

Section 1. The Issuer reasonably expects to incur debt, as one or more separate series of various types of obligations, with an aggregate maximum principal amount not to exceed \$14,000,000 for the purpose of paying the costs of the Project.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the Issuer in furtherance of this Resolution after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Resolution more than three years after the date any expenditure which is to be reimbursed is paid.

**PASSED AND APPROVED THIS 28<sup>TH</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Mayor



**EXHIBIT A**

To pay costs related to (1) constructing, improving, extending, and equipping the City's water and wastewater system, and (2) paying professional services in connection therewith including legal, fiscal, consulting, engineering fees and other related costs.

**REQUEST FOR REIMBURSEMENT DETAIL**

**Request for reimbursement:**

Simsboro Watertreatment Plant	32,846,152.00
Aqua CCN Payment - Val Verde	375,000.00
Aqua CCN Payment - Pearl River	623,000.00
Val Verde (estimate)	2,200,000.00
Pearl River (estimate)	800,000.00
Total Project Amount	<u>36,844,152.00</u>

<b>Budgeted Bond Issuance</b>	<u>36,845,000.00</u>
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Remaining balance to be used on WW infrastructure 848.00

	68,778,054.00
<b>SIMSBORO WATERTREATMENT PLANT CONTRACT</b>	<u>(35,931,902.00)</u>
	32,846,152.00

Total Contract on Simsboro Watertreatment Plant  
Expended  
Contract Amount Remaining



# STAFF REPORT

**MEETING DATE:** May 28, 2024

**TITLE:**

Consider action to approve Resolution No. R-2024-63 of the City Council of the City of Bastrop, Texas, authorizing the closure of the submission period for the Request for Qualifications for Indefinite Delivery Indefinite Quantity for Engineering Services; authorizing the City Manager to proceed with the evaluation of the submittals and negotiations with the qualified respondents; providing for a repealing clause; and establishing an effective date.

**AGENDA ITEM SUBMITTED BY:**

Submitted by: Andres Rosales, Assistant City Manager

**BACKGROUND/HISTORY:**

On April 5, 2024, the City of Bastrop issued a Request for Qualifications (RFQ) for Indefinite Delivery Indefinite Quantity (IDIQ) for Engineering Services (RFQ #2024-101-002). The deadline to submit statements of qualifications in response to the RFQ expired on April 19, 2024. Staff has reviewed the qualified submittals and verified they were received in a timely manner. Staff is requesting that City Council close the RFQ #2024-101-002 and to proceed with the evaluation and selection of an engineering firm or firms consistent with the evaluation process and criteria set forth in the RFQ.

The City received a total of 60 submittals. The submittals broke down to 20 for General Engineering, 5 for Environmental, 11 for Land Surveying, 7 for Geo Technical, 7 for Mechanical/Electrical/Plumbing (MEP), 8 for Project Management, and 2 for Fire Protection.

**FISCAL IMPACT:**

Contracts will be issued at a later date after negotiations and evaluations.

**RECOMMENDATION:**

Authorize the City Manager to proceed with the evaluation of the submittals and negotiations with the qualified respondents.

**ATTACHMENTS:**

1. Resolution No. R-2024-63

## CITY OF BASTROP

## RESOLUTION NO. R-2024-63

**RESOLUTION APPROVING THE CLOSURE OF AN RFQ FOR INDEFINITE DELIVERY INDEFINITE QUANTITY FOR ENGINEERING SERVICES**

**A RESOLUTION OF THE CITY OF BASTROP, TEXAS, APPROVING AND AUTHORIZING THE CLOSURE OF THE SUBMISSION PERIOD FOR THE REQUEST FOR QUALIFICATIONS (RFQ) FOR INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) FOR ENGINEERING SERVICES; AUTHORIZING THE CITY MANAGER TO PROCEED WITH THE EVALUATION OF THE SUBMITTALS AND NEGOTIATIONS WITH THE QUALIFIED RESPONDENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS,** On April 5, 2024, the City of Bastrop (“City”) issued a Request for Qualifications (RFQ) for IDIQ for engineering services (RFQ # 2024-101-002); and

**WHEREAS,** The deadline to submit statements of qualifications in response to the RFQ expired on April 19, 2024; and

**WHEREAS,** Qualified submittals were timely received by the City; and

**WHEREAS,** The City Council desires to close RFQ # 2024-101-002 and to proceed with the evaluation and selection of an engineering firm or firms consistent with the evaluation process and criteria set forth in the RFQ.

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bastrop:**

**Section 1:** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Resolution.

**Section 2:** The City Council approves and authorizes the closure of the submission period for RFQ # 2024-101-002.

**Section 3:** The City Council authorizes the City Manager, consistent with the evaluation process and criteria set forth in the RFQ, to proceed with the evaluation of the submittals and to enter into negotiations with qualified respondents to the RFQ for potential selection for contracts on future projects, with the final section and proposed contracts to be subject to the approval of the City Council.

**Section 4:** All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

**Section 5:** The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act.

**Section 6:** This Resolution shall take effect immediately upon its passage.

**DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, Texas, on this, the 28<sup>th</sup> day of May 2024.**

**APPROVED:**

\_\_\_\_\_  
Lyle Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan Bojorquez, City Attorney