Bastrop, TX City Council Meeting Agenda

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

November 17, 2026

Special City Council Meeting at 6:30 PM

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.

The City of Bastrop reserves the right to reconvene, recess, or realign the Special 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 - Maite Maya Soto and Benjamin Silva, 5th Grade
Red Rock Elementary Exceptional Students

TEXAS PLEDGE OF ALLEGIANCE - *Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION - Bob Long Bastrop, Police Chaplain

4. PRESENTATIONS

4A. Mayor's Report

Sister City Collaboration - Bircza, Poland

4B. Council Members' Report

4C. Arborist Day Proclamation

4D. Presentation by Mintwood Real Estate to create an affordable housing project under a Public Finance Corporation.

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

5. WORK SESSIONS/BRIEFINGS

5A. Review and discuss the City Manager's operational report to Council as attached herein.

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

6. STAFF AND BOARD REPORTS

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 City 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. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the City Council cannot discuss issues raised or make any decision at this time. Instead, the 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 the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker. Speakers will be asked to indicate whether they are a resident or non-resident of the City of Bastrop.

8. CONSENT AGENDA

All matters listed under "Consent Agenda" are considered to be routine by the city council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

8A. Consider and act on the second reading of Ordinance No. 2026-50 regarding amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers.

Submitted by: Brittany Dullard, Planning Manager

8B. Consider and act on the second reading of Ordinance No. 2026-52 regarding amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties.

Submitted by: Brittany Dullard, Planning Manager

8C. Consider and act on the second reading for Ordinance No. 2026-47 regarding a request for a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres

out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SFR-1), within the city limits of Bastrop.

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

8D. Consider and act on the second reading for Ordinance No. 2026-49 regarding a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 157 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and Property Identification Number 25125, Bastrop, TX 78602. This development is more commonly known as Bastrop West.

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

8E. Consider and act on the second reading for Ordinance No. 2026-48 to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential and Residential Mixed Density to Mixed-Use Corridor Commercial for the area being described as 157.814 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas for the development commonly known as Bastrop West.

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

8F. Consider and act to approve the second reading of Ordinance No. 2026-46 of the City Council of the City of Bastrop, Texas, amending the operating and capital budget for the Fiscal Year 2027 in accordance with existing statutory requirements; appropriating the various amounts herein attached as Exhibit A; repealing all prior ordinances and actions in conflict herewith; establishing an effective date.

Submitted by: Judy Sandroussi, Finance Director and Lance Dodge, Streets & Drainage Director

8G. Consider and act upon Resolution No. R-2026-159 authorizing the City of Bastrop to participate in the National Opioid Settlement with Albertsons and authorizing the City Manager to execute the required Participation and Release Form.

Submitted by: Michael Muscarello, City Secretary, TRMC, CMC, CPM

8H. Consider and act to approve Resolution Numbers R-2026-162, R-2026-163, R-2026-164, R-2026-165 of the City Council of the City of Bastrop, Texas, authorizing amendments to four previously approved resolutions to comply with updated grant submission standards; authorizing the Chief of Police to execute all necessary documents; providing a repealing clause; and establishing an effective date.

Submitted by: Vicky Steffanic, Chief of Police

8I. Consider and act on a Live Music Performance Matching Grant with business located in the Main Street District of the City of Bastrop

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

8J. Consider and act on Resolution No. 2026-171 to create and fund a modified process for Special Event Security Funding.

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

8K. Consider and act on Resolution No. 2026-170 to create a Sister City program with Bircza, Poland.

Submitted by: Mayor Ishmael Harris

8L. Consider and act on Resolution No. 2026-167 to support legislative action on City collected sales taxes in the Extraterritorial Jurisdiction (ETJ); and related to when an engineer is required for maintenance and repairs of City facilities.

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

8M. Consider and act on Resolution No. 2026-168 of the City Council of the City of Bastrop, Texas, confirming and appointing the representatives to the Zoning Board of Adjustments as representatives to the Sign Board.

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

8N. Consider and act to approve Resolution No. R-2026-158 canvassing the returns and declaring the results of the November 3, 2026, Local Option Election concerning the legal sale of all alcoholic beverages, including mixed beverages, within the City of Bastrop, Texas.

Submitted by: Michael Muscarello, City Secretary, TRMC, CMC, CPM

8O. Consider and act to approve the Bastrop City Council minutes from the November 3, 2026, Special City Council Meeting.

Submitted by: Michael Muscarello, TRMC, CMC, CPM, City Secretary

9. ITEMS FOR INDIVIDUAL CONSIDERATION

9A. Consider and act to approve Resolution No. R-2026-156, authorizing the allocation of not to exceed $149,600.00 for professional surveying, engineering, and design services for the Hunters Crossing Drainage Improvements Project, and authorizing the City Manager to execute a task order with Datapoint Engineering under the City's indefinite delivery/indefinite quantity (IDIQ) professional engineering services agreement.

Submitted by: Elizabeth Wick, CFM, Project Manager

9B. Consider and act to approve Resolution No. R-2026-161 authorizing submission of a Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for the Community Development Fund.

Submitted by: Elizabeth Wick, CFM, Project Manager

9C. Consider and act to approve Resolution No. R-2026-166, approving a waiver for alternate drainage standards for commercial development, located at 1615 Cedar Street, within the city limits of the City of Bastrop.

Submitted By: Elizabeth Wick, CFM, Project Manager

9D. Consider and act to approve the first reading of Ordinance No. 2026-53, Amending the code of ordinances, related to Chapter 12 Titled "Traffic and Vehicles" amending article 12.14 titled "Motor Assisted Scooters, Electric Bicycles, and Bicycles Equipped with GPS" amending section 12.14.002 titled "Operation and Parking of Motor Assisted Scooters, Electric Bicycles, and Bicycles equipped with GPS" on specified sidewalk areas of Main Street, as attached in Exhibit A; and move to include on the December 8th, 2026, Consent Agenda for the second reading.

Submitted by: Vicky Steffanic, Police Chief

9E. Consider and act to approve Resolution No. R-2026-176 authorizing the City Manager to execute a contract with ShadePro LLC for the purchase and installation of shade structures at Fireman's Park and the Bastrop Little League Fields in an amount not to exceed $170,000.00.

Submitted by: Lance Dodge, Director of Public Works/Parks and Recreation & Streets and Drainage

9F. Consider and act to approve Resolution No. R-2026-174 awarding Bid No. PKS-2026-02 for Maintenance, Mowing, and Landscaping Services for Highway 71 and City Public Rights-of-Way (ROWs) to Rotolo Consultants, Inc. in the amount of $16,110.96 per month and $193,331.52 annually, and authorizing the City Manager to execute the necessary contract documents.

Consider and act to approve Resolution No. R-2026-175 awarding Bid No. PKS-2026-01 for Maintenance, Mowing, and Landscaping Services for Parks and Public Buildings to Moldonado Nursery & Landscaping, Inc. in the annual amount of $76,105.64, and authorizing the City Manager to execute the necessary contract documents.

Submitted by: Lance Dodge, Director of Public Works/Parks and Recreation & Streets and Drainage

10. EXECUTIVE SESSION

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 convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the

following date and time: November 10, 2026, at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Nichole Heinrich
Nichole Heinrich, TRMC

Deputy City Secretary

OFFICIAL PROCLAMATION

ARBOR DAY

CITY OF BASTROP, TEXAS

WHEREAS, the City of Bastrop is home to the unique Lost Pines Forest, one of the most treasured natural resources in Texas, and is committed to preserving and enhancing its urban and natural tree canopy for future generations; and

WHEREAS, Arbor Day is observed throughout the nation and the world; and

WHEREAS, trees help combat climate change by reducing erosion, improving air quality, conserving energy, moderating temperatures, producing oxygen, and providing habitat for wildlife; and

WHEREAS, trees are a renewable resource providing wood products, paper products, and numerous environmental and economic benefits; and

WHEREAS, trees within the City of Bastrop enhance property values, support economic vitality, beautify neighborhoods, and contribute to the exceptional character of our community; and

WHEREAS, the City of Bastrop, known for its treasured Lost Pines Forest and commitment to environmental stewardship, recognizes the importance of preserving and expanding its urban forest for present and future generations; and

WHEREAS, trees wherever they are planted are a source of beauty, joy, shade, recreation, and spiritual renewal.

NOW, THEREFORE, I, Ishmael Harris, Mayor of the City of Bastrop, Texas, do hereby proclaim November 6, 2026, as ARBOR DAY in the City of Bastrop, and urge all citizens to celebrate Arbor Day and support efforts to plant, preserve, and protect our trees and woodlands.

FURTHER, I encourage all residents, businesses, organizations, and community groups to participate in tree planting and conservation activities to promote the health, beauty, and well-being of our community for generations to come.

DATED THIS 17th DAY OF NOVEMBER 2026.

Ishmael Harris, Mayor
City of Bastrop, Texas

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Review and discuss the City Manager's operational report to Council as attached herein.

AGENDA ITEM SUBMITTED BY:

Submitted by: NAME, TITLE

BACKGROUND/HISTORY:

Operational Report:

- Water
  - Water Repairs
  - Simsboro Plant
- Wastewater
  - WWTP 1-4
  - Repairs
- Streets and Park Operations
  - Local Street Repairs
- Special Events
  - Dia de Los Muertos
  - FAME
  - Veteran’s Day
  - Community Unity
  - Wassail Fest
  - Bridge Ribbon Cutting
  - Merry on Main
  - Tree Lighting
  - Mardi Gras
- Capital Projects
  - Blakey
  - Veteran’s Memorial
  - Bridge

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on the second reading of Ordinance No. 2026-50 regarding amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers.

AGENDA ITEM SUBMITTED BY:
Brittany Dullard, Planning Manager

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

Under the proposed amendment to Section 14.02.009, Data Centers would change from a Conditional Use to Not Permitted in the General Commercial (GC) zoning district and from a Permitted Use to a Conditional Use in the Industrial (IND) zoning district. Research & Development Labs would remain a separate use classification. The amendment also distinguishes principal Data Centers from Data Storage Buildings that are accessory to another primary commercial, institutional, or industrial use.

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

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:
The Planning and Zoning Commission recommended approval of the amendments to the City Council with a vote of 6-1 at their regularly scheduled meeting on October 29, 2026.

CITY COUNCIL:
The City Council held a public hearing and considered this item for its first reading at the November 3, 2026, meeting. The item was approved unanimously

RECOMMENDATION:
Consider and act on the second reading of Ordinance No. 2026-50 regarding amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers.

ATTACHMENTS:
1. Ordinance No. 2026-50
2. Exhibit A – Data Center Ordinance Amendments

ORDINANCE NO. 2026-50

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, AUTHORIZING AMENDING CHAPTER 14, BASTROP DEVELOPMENT CODE, SECTION 14.02.009, TABLE OF PERMITTED USES, TO MODIFY THE PERMITTED USE CLASSIFICATIONS FOR DATA CENTERS; ADDING SECTION 14.04.007, USE-SPECIFIC STANDARDS, ESTABLISHING DEVELOPMENT AND OPERATIONAL REQUIREMENTS FOR DATA CENTERS; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Bastrop, Texas (the "City") is a home rule municipality located in Bastrop County, Texas 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, Chapter 211 of the Texas Local Government Code authorizes the City to establish and amend zoning regulations and district boundaries for the purpose of promoting the public health, safety, morals, and general welfare of the community; and

WHEREAS, the City Council recognizes the need to establish appropriate land use and development standards for Data Centers to address their unique characteristics, including utility demand, water consumption, noise, infrastructure, security, and compatibility with surrounding properties; and

WHEREAS, the proposed amendments separate Data Centers from Research & Development Labs, modify the permitted use classifications for Data Centers from Conditional Use to Not Permitted in the General Commercial (GC) district and from Permitted Use to Conditional Use in the Industrial (IND) district, and establish use-specific development and operational standards addressing setbacks, buffering, noise, water conservation, mechanical equipment, building design, and other applicable requirements; and

WHEREAS, the City Council finds that these amendments promote responsible development while protecting public infrastructure, surrounding properties, natural resources, and the health, safety, and general welfare of the community; and

WHEREAS, the City of Bastrop Planning and Zoning Commission held a public

hearing on October 29, 2026, and made a recommendation to approve the amendments regarding data centers with a vote of 6-1; and

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Bastrop held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

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. The City Council of Bastrop authorizes the execution of all necessary documents to implement the amendments to the Bastrop Development Code, Sections 14.02.009 and 14.04.007 (attached and incorporated herein as Exhibit A).

Section 3. The City Council grants approval of the amendments to the Table of Permitted Uses and the adoption of Use-Specific Standards for Data Centers, as provided in Exhibit A.

Section 4. The City Council directs the Development Services Department to incorporate the approved amendments into Chapter 14 of the Bastrop Code of Ordinances and administer the regulations in accordance with the Bastrop Development Code.

Section 5. 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 6. 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 7. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

Section 8. 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 by the City Council of the City of Bastrop, on this, the 3rd day of November 2026.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 17th day of November 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT A: Data Center Chapter 14 Amendments

Sec. 14.02.009 Table of Permitted Uses.

Accessory & Incidental Uses

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

*Subject to Section 14.04.006.

EXHIBIT A: Data Center Chapter 14 Amendments

Commercial / Industrial Use

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

Sec. 14.04.007 Use-Specific Standards.

A. Data Centers

1) Purpose and Intent

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

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

2) Definitions

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

EXHIBIT A: Data Center Chapter 14 Amendments

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

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

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

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

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

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

3) Applicability
    a) The standards of this Section apply to all new Data Centers and to any expansion of an existing Data Center.
    b) A Data Center shall be permitted only as authorized in the Table of Permitted Uses in Sec. 14.02.008.

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

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

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

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

4) Additional Application Requirements

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

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

a) Utility Infrastructure Impact Analysis. A report identifying:

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

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

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

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

7. proposed water conservation and reuse measures.

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

e) Equipment Plan identifying the location and type of:

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

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

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

h) Decommissioning Plan in accordance with Subsection 16.

5) Building and Equipment Setbacks

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

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

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

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

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

EXHIBIT A: Data Center Chapter 14 Amendments

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

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

6) Residential Buffering

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

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

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

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

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

7) Noise and Acoustical Standards

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

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

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

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

d) The sound study shall:

1. account for site topography;

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

e) The study shall be prepared by:

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

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

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

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

8) Low-Frequency Noise

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

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

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

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

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

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

9) Emergency and Standby Generators

EXHIBIT A: Data Center Chapter 14 Amendments

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

b) This limitation does not apply during:

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

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

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

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

10) Water Use and Cooling Systems

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

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

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

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

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

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

EXHIBIT A: Data Center Chapter 14 Amendments

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

11) Impervious Cover and Stormwater

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

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

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

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

12) Building Design and Massing

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

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

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

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

13) Mechanical and Utility Equipment Screening

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

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

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

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

EXHIBIT A: Data Center Chapter 14 Amendments

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

14) Parking and Loading

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

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

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

c) Loading spaces shall comply with Sec. 14.04.004.

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

15) Security and Fencing

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

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

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

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

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

16) Decommissioning

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

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

EXHIBIT A: Data Center Chapter 14 Amendments

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

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

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

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

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

a) hours of generator testing;

b) building or equipment setbacks;

c) landscaping and screening;

d) noise mitigation;

e) utility infrastructure;

f) water conservation;

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

h) phasing of development;

i) fire protection and emergency response;

j) security; or

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

EXHIBIT A: Data Center Chapter 14 Amendments

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

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

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on the second reading of Ordinance No. 2026-52 regarding amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties.

AGENDA ITEM SUBMITTED BY:
Brittany Dullard, Planning Manager

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

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

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:
The Planning and Zoning Commission recommended approval of the amendments with a vote of 7-0 to the City Council at their regularly scheduled meeting on October 29, 2026.

CITY COUNCIL:
The City Council held a public hearing and considered this item for its first reading at the November 3, 2026, meeting. The item was approved unanimously.

RECOMMENDATION:
Consider and act on the second reading of Ordinance No. 2026-52 regarding amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties.

ATTACHMENTS:

1. Ordinance No. 2026-52
2. Exhibit A – Rural Fence Amendment
3. Exhibit B – Rural Driveway Amendment

ORDINANCE NO. 2026-52

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, AUTHORIZING AMENDING CHAPTER 14, BASTROP DEVELOPMENT CODE, SECTION 14.04.001, SITE DESIGN, AND SECTION 14.04.005, ACCESS AND CONNECTIVITY, TO MODIFY DEVELOPMENT STANDARDS FOR FENCES AND RESIDENTIAL DRIVEWAYS ON RURAL PROPERTIES; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Bastrop, Texas (the "City") is a home rule municipality located in Bastrop County, Texas 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, Chapter 211 of the Texas Local Government Code authorizes the City to establish and amend zoning regulations and district boundaries for the purpose of promoting the public health, safety, morals, and general welfare of the community; and

WHEREAS, the City Council recognizes the need to provide additional flexibility for fences and residential driveways on rural properties to accommodate larger lot sizes, wider street frontages, and rural development patterns; and

WHEREAS, the proposed amendments establish increased fence height allowances for properties zoned Rural Residential (RR) and modify residential driveway width, spacing, and access standards for properties greater than one acre; and

WHEREAS, the City Council finds that these amendments promote reasonable property use while maintaining public safety, adequate access, and compatibility with surrounding development; and

WHEREAS, the City of Bastrop Planning and Zoning Commission held a public hearing on October 29, 2026, and made a recommendation to approve the amendments regarding rural fences and driveways with a unanimous vote of 7-0; and

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Bastrop held in strict compliance with the

Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

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. The City Council of Bastrop authorizes the execution of all necessary documents to implement the amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005 (attached and incorporated herein as Exhibit A).

Section 3. The City Council grants approval of the amendments establishing modified fence height requirements for Rural Residential properties and driveway width, spacing, and access standards for rural properties, as provided in Exhibits A and B.

Section 4. The City Council directs the Development Services Department to incorporate the approved amendments into Chapter 14 of the Bastrop Code of Ordinances and administer the regulations in accordance with the Bastrop Development Code.

Section 5. 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 6. 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 7. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

Section 8. 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 by the City Council of the City of Bastrop, on this, the 3rd day of November 2026.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 17th day of November 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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

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

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

d) Unenclosed porches, stoops, and covered entries serving a rear entrance may encroach into the required rear setback by up to ten (10) feet, but shall not be closer than ten (10) feet to the rear property line.

e) Stairs, steps, and landings serving a rear entrance may encroach into the required rear setback by up to fifteen (15) feet, but shall not be closer than five (5) feet to the rear property line.

f) Accessibility ramps may encroach as necessary to meet accessibility requirements, subject to Director approval, provided they do not obstruct required pedestrian circulation.

D. Fences and Walls.

1) Applicability. All fences and walls shall comply with this Section unless superseded by an overlay district or an approved PDD development plan.

2) Height and Transparency.

a) Front yard.

(1) Maximum height: fifty-four inches (54”).

(2) Transparency: at least fifty (50) percent open area.

b) Side and rear yards.

(1) Maximum height: six (6) feet.

(2) On corner lots, fences in the street side yard between the front property line and the front building line shall comply with the front yard standard.

~~(2)~~c) Properties zoned Rural Residential may increase maximum height to sixty inches (60”)/five feet (5’) in the front yard and eight feet (8’) in the side and rear yard.

~~c)~~d) Sight triangles. Fences and walls shall not obstruct required sight triangles.

3) Maintenance. Fences and walls shall be maintained upright and in good repair.

E. Number of Primary Structures Per Lot.

1) General Rule. Unless expressly allowed by the applicable zoning district or an approved development plan, no more than one (1) primary structure shall be permitted on a platted lot.

2) Driveway Criteria and Spacing.

a) Residential Driveways. A concrete driveway approach in accordance with the City of Bastrop Construction Standards Technical Manual designed and intended to serve as access from a roadway to a lot or parcel of land which is a location for a one (1) or two (2) family residence. Once on private property, the driveway may be constructed of concrete, asphalt, pavers, permeable pavement, stabilized gravel, crushed stone, decomposed granite, or another durable all-weather surface approved by the City, provided the surface is maintained to prevent dust, erosion, runoff, and tracking of material into the public right-of-way.

Type	Driveway Width	Minimum Driveway Spacing	Minimum Corner Clearance
Single Family	12'-24'	1 driveway per property by right. A second driveway or driveway approach may be considered and approved by the City Engineer for lots with greater than 70' frontage, provided all driveway approaches on the same frontage have a minimum of 10' spacing, and all sight-distance, drainage, and construction standards are met and a maximum of 36' driveway width for the property in total.	20'
Duplex/Townhome	12'-24'	10'	20'
Rural (properties greater than 1 acre)	12'-45'	Two driveways allowed by-right for the first 70' of linear street frontage, given a minimum of 10' spacing is maintained. One additional driveway or driveway approach may be considered and approved by the City Engineer for each additional 100' of linear street frontage.	20'

b) Commercial Driveways. A concrete driveway approach designed in accordance with the City of Bastrop Construction Standards Technical Manual and intended to serve as access from a roadway to a lot or parcel of land used for any development or purpose other than one or two family residences.

Street Type	One-Way Driveway Width	Two-Way Divided Driveway Width (each side of median)	Two-Way Undivided Driveway Width	Minimum Driveway Spacing	Minimum Corner Clearance
Local Street	15' min -20' max	20' min – 24' max	25' min – 40' max	100' min.	40'
Major Collector	15' min -20' max	20' min – 24' max	25' min – 40' max	150' min.	80'

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on the second reading for Ordinance No. 2026-47 regarding a request for a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SFR-1), within the city limits of Bastrop.

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

ITEM DETAILS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC NOTICE:
The Bastrop Development Code requires a public hearing before the Planning and Zoning Commission followed by City Council consideration. For Conditional Use Permits, mailed notice is provided to property owners within 200 feet and a zoning notice sign must remain posted through final Council action.

Newspaper Notice in the Elgin Courrier: October 1, 2026
Mailed Notice to Property Owners within 200 ft: October 1, 2016
Zoning Sign Posted on the property: October 1, 2026

At the time of this report, there were two (2) public comments received in opposition and two (2) public comments received in favor.

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:
The Planning and Zoning Commission held a public hearing and considered this item for recommendation to the City Council at their October 29, 2026, regular meeting. The item was approved unanimously with a vote of 7-0.

CITY COUNCIL:
The City Council held a public hearing and considered this item for its first reading at the November 3, 2026, meeting. The item was approved unanimously with a vote of 5-0.

RECOMMENDATION:
Consider and act on the second reading for Ordinance No. 2026-47 regarding a request for a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SFR-1), within the city limits of Bastrop.

ATTACHMENTS:
- Ordinance No. 2026-47
- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – ADU

ORDINANCE 2026-47

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A SECOND ACCESSORY DWELLING UNIT USE ON 0.8180 ACRES OUT OF FARM LOT 16, WEST OF MAIN STREET LOCATED AT 406 CEDAR STREET, AN AREA ZONED SINGLE FAMILY RESIDENTIAL (SFR-1), WITHIN THE CITY LIMITS OF BASTROP AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, CODIFICATION, EFFECTIVE DATE, PROPER NOTICE, AND MEETING.

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

WHEREAS, the City of Bastrop, Texas (City) is a Home-rule City acting under its Chapter 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 April 29, 2026, Mark Fittz (the “Applicant) submitted a request for a Conditional Use Permit (CUP) to add a second accessory dwelling unit use at 406 Cedar Street within the city limits of Bastrop, Texas, hereinafter referred to as “the Property”; and

WHEREAS, the Property is currently zoned as Single Family Residential (SFR-1) and requires approval of a Conditional Use Permit by the City Council following a recommendation from the Planning and Zoning Commission; and

WHEREAS, the applicant’s proposed development, with the stated conditions, meets the intent of the Bastrop Development Code, Section 14.13.005, Conditional Uses; and

WHEREAS, pursuant to Section 14.13 of the City’s Bastrop Development Code, notice of the CUP was given to all property owners located within two hundred (200) feet of the Property, and the Planning and Zoning Commission of the City of Bastrop held a public hearing on the CUP request on October 29, 2026, at which the public is given the opportunity to give testimony and present written evidence and as

required by the City Charter; and

WHEREAS, the City of Bastrop Planning and Zoning Commission held a public hearing on October 29, 2026, and made a recommendation to approve the conditional use permit request with a unanimous vote of 7-0; and

WHEREAS, the City Council has reviewed this request for zoning, and finds the request to be reasonable and proper under the circumstances.

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

Section 1. **Findings of Fact.** The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. A Conditional Use Permit to add a second accessory dwelling unit use at 406 Cedar Street, within the city limits of Bastrop, Texas, as more particularly shown on Attachment 1, shall be and is hereby approved with the following conditions:

a. Construction and permits submitted shall be in conformance with the City of Bastrop regulations.
b. All necessary permits for the proposed development shall be acquired prior to construction on the subject property.
c. A Building Permit shall be applied for and secured within one (1) year from the date the conditional use permit is granted (second reading of the ordinance).
d. The wastewater discharge will comply with the City of Bastrop utility requirements in Chapter 13, Article 13.03, Sections 1 – 10, which regulates the discharge of water in public sewers.

Section 3. **Severability.** If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 4. **Codification.** The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

Section 5. **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 6. **Effective Date.** This Ordinance shall be effective immediately upon passage and publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

Section 7. **Proper Notice and Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

READ & ACKNOWLEDGED on First Reading on this the 3rd day of November 2026.

READ & ADOPTED on Second Reading on this the 17th day of November 2026.

APPROVED:

by:_____
Ishmael Harris, Mayor

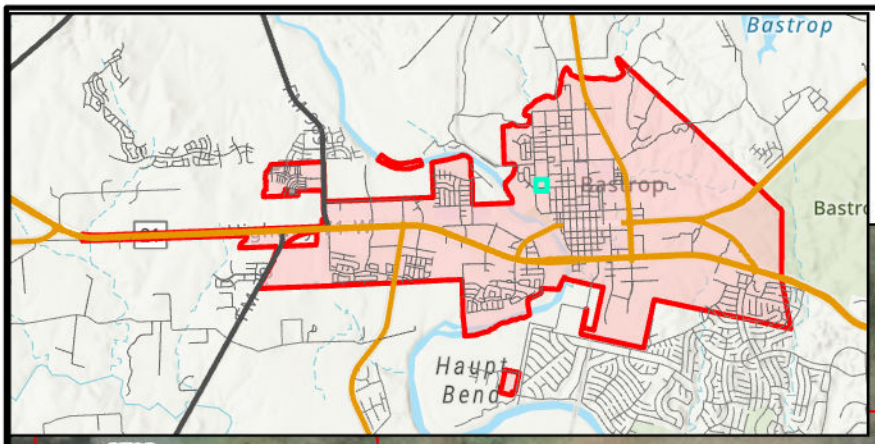
ATTEST:

_____
Michael Muscarello City Secretary

APPROVED AS TO FORM:

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

EXHIBIT A



BASTROPTX
Heart of the Lost Pines / Est. 1832

Attachment 1
Notification Map

406 Cedar Street, Bastrop, TX 78602

N

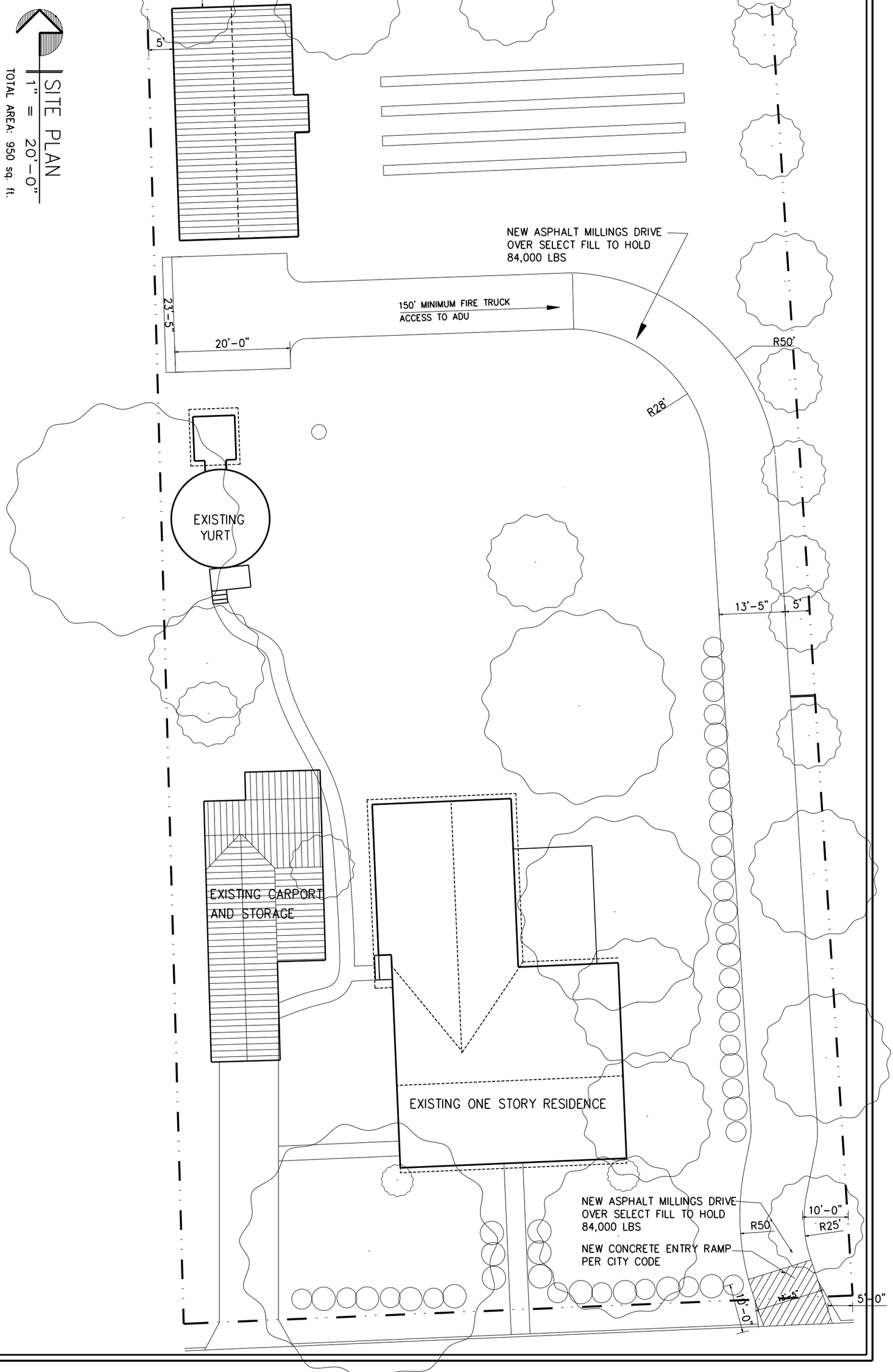
CITY OF BASTROP

0 50 100 150 200 US Feet

Scale: 1:1,016

10/21/2026

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

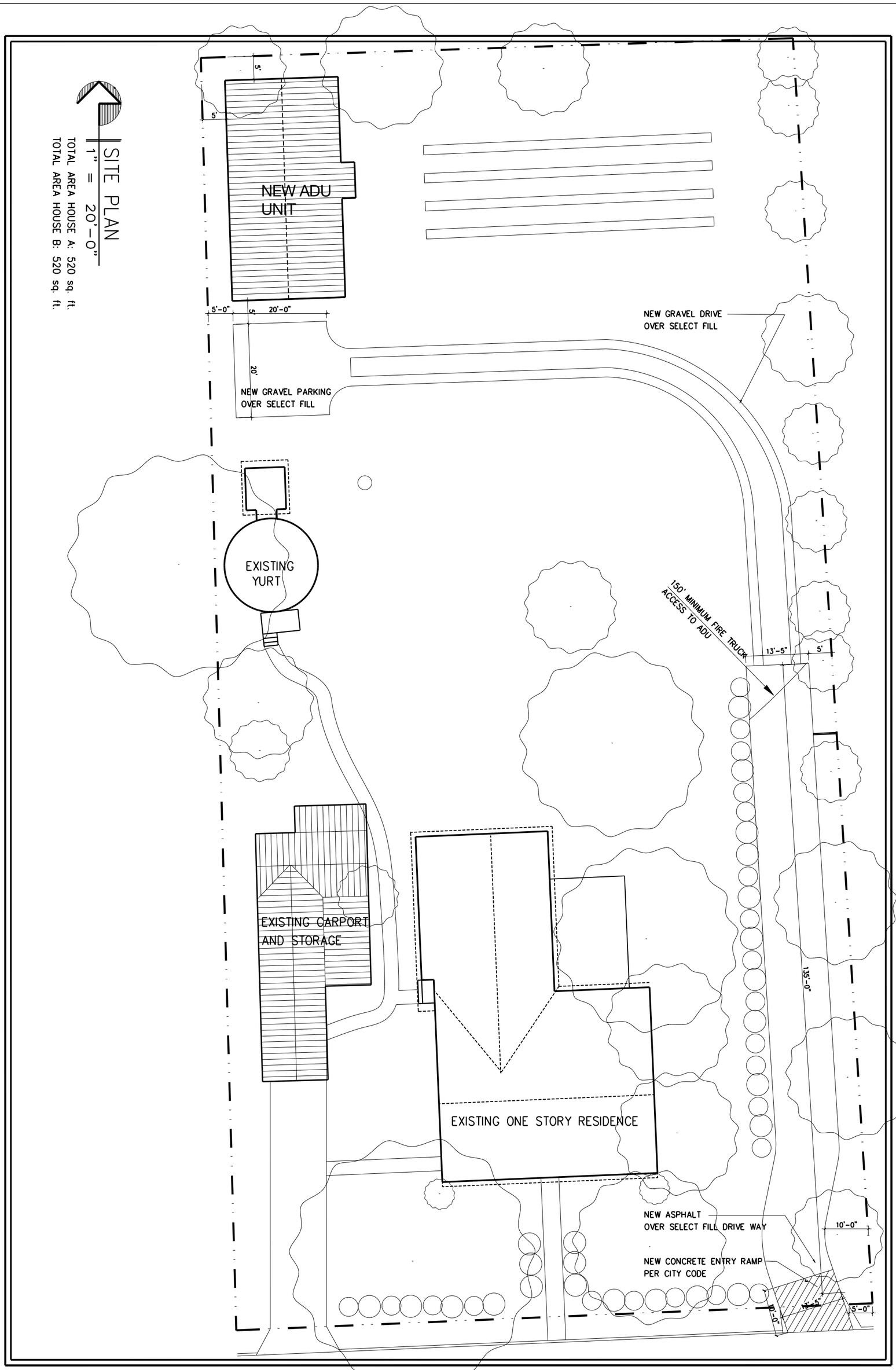


A1.00

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817.715.9540 MARK@STUDIOFITTZ.COM

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

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

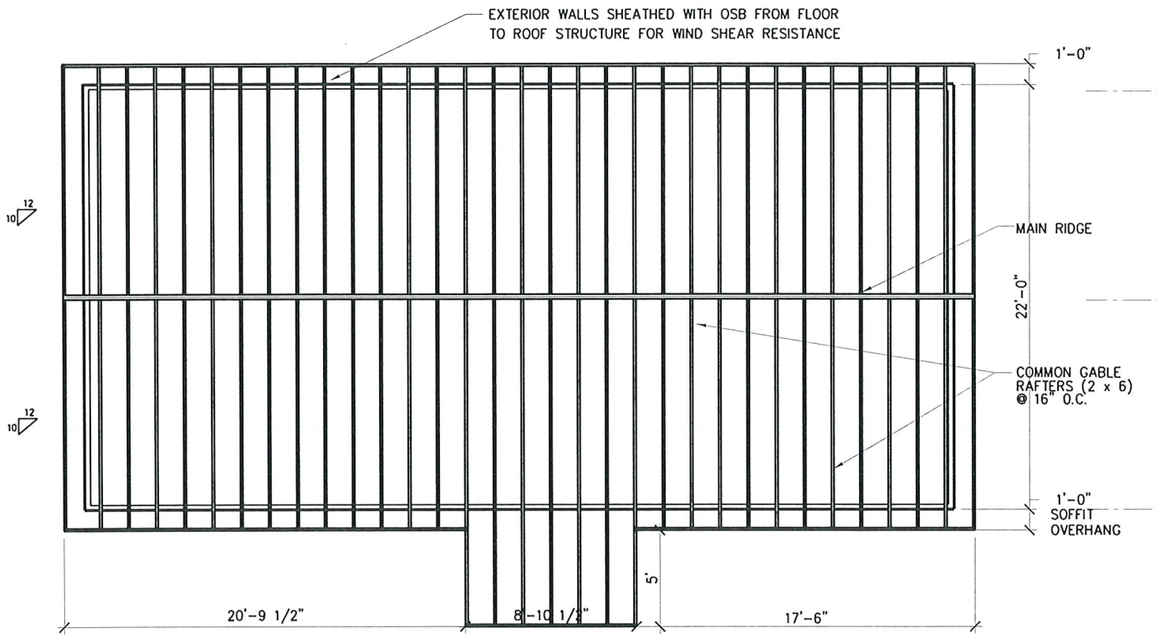


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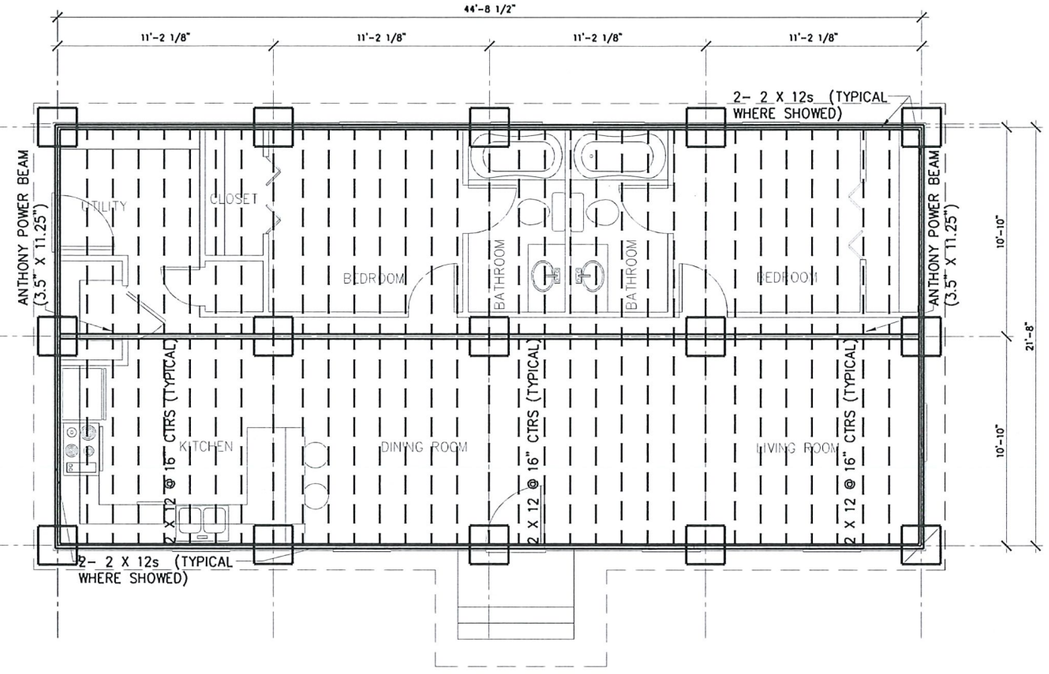
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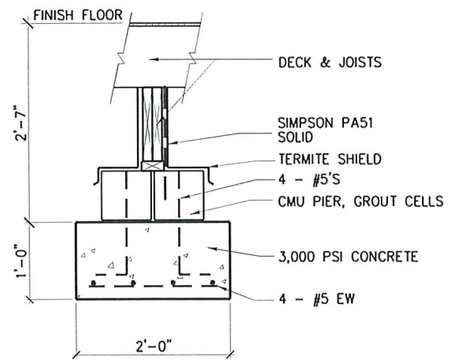
DATE: JUNE 2026
DRAWN BY: MDF
DESIGNED BY: MDF, FITTZ & SHIPMAN, IN



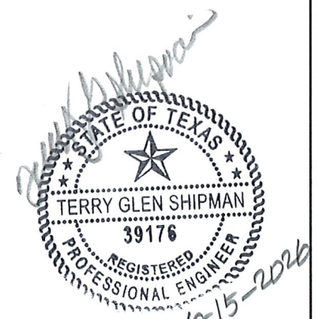
ROOF FRAMING & WALL BRACE PLAN
SCALE: 1/8"= 1'-0"



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



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



F&S # 24038 T3

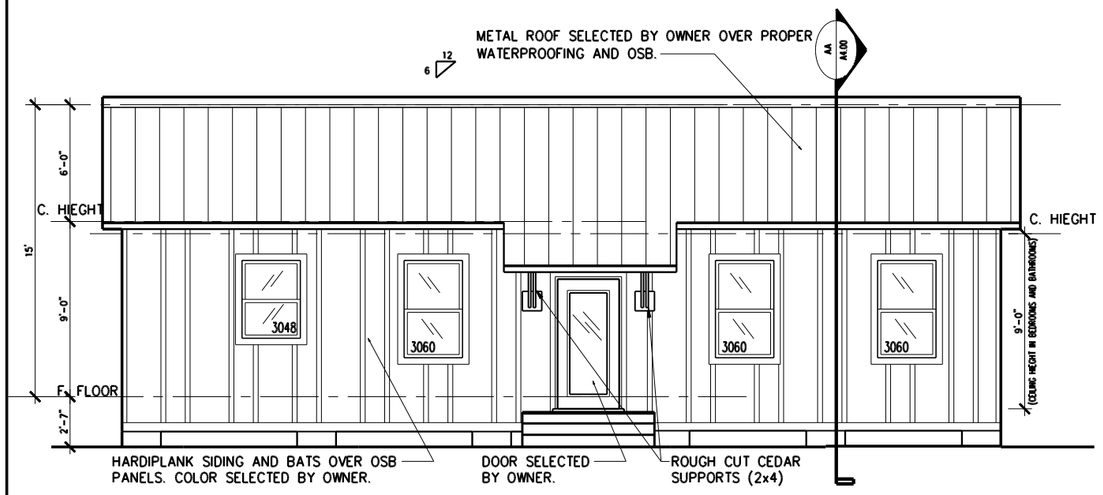
FITTZ & SHIPMAN, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
1405 CORNERSTONE COURT
BEAUMONT, TX 77706
(409) 832-7238

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

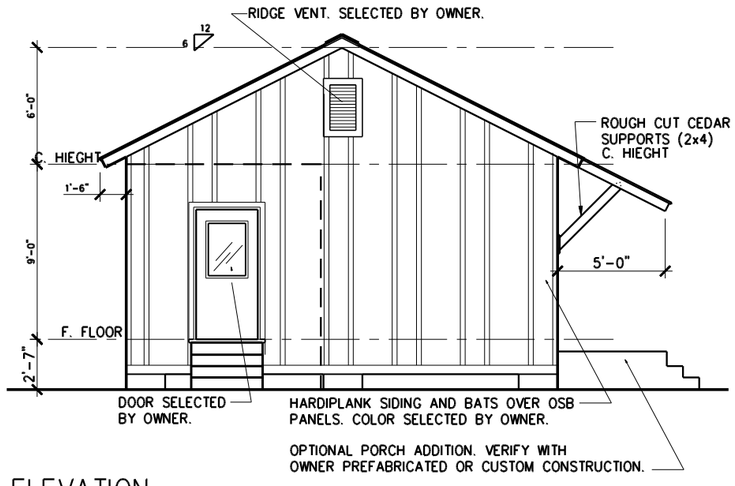
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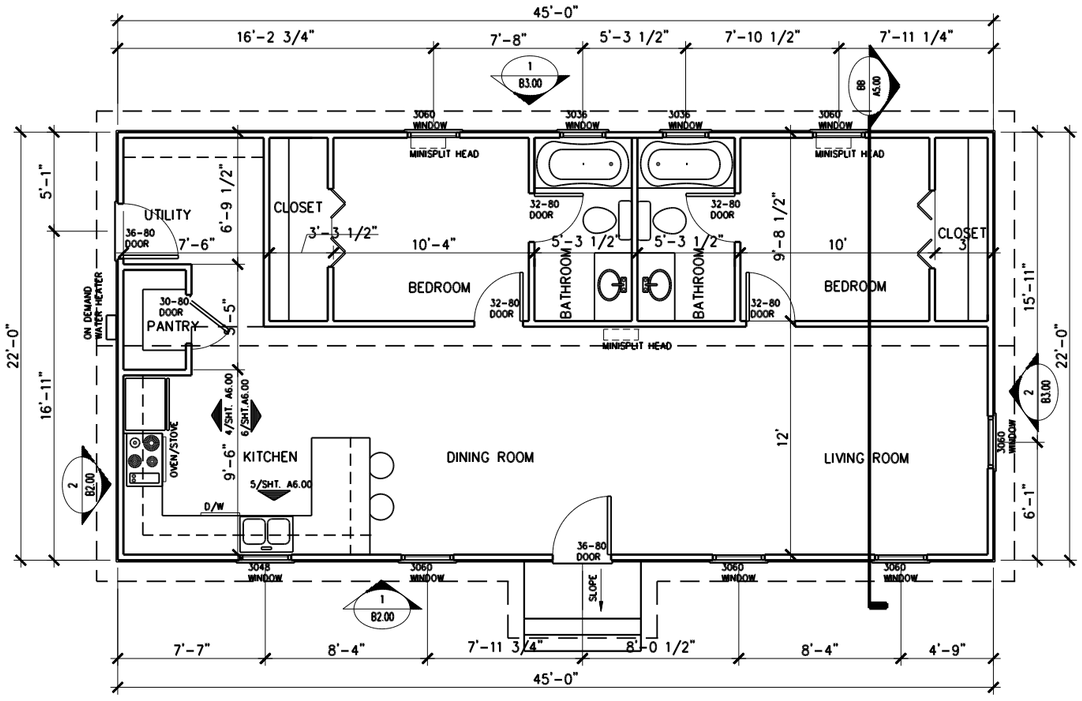
S2.00



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



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



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

TOTAL AREA: 950 sq. ft.

GENERAL NOTES:

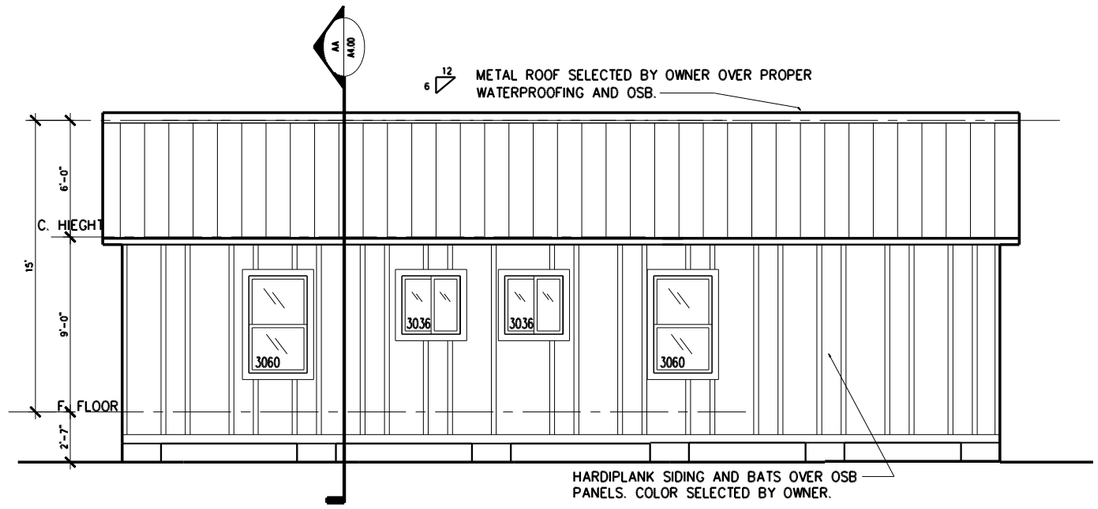
2. WATER HEATER TO BE LOCATED PER OWNERS SPECIFICATIONS.
3. REFERENCE ENGINEER'S STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL FOOTINGS, THEIR SIZING & ATTACHMENT DETAILS TO FLOOR SYSTEM.
4. HOUSE IS TO BE WRAPPED WITH 3/4" THK OSB TONGUE & GROOVE PANELS. STAGGER PANELS AT INSTALATION.
5. ALL EXTERIOR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

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

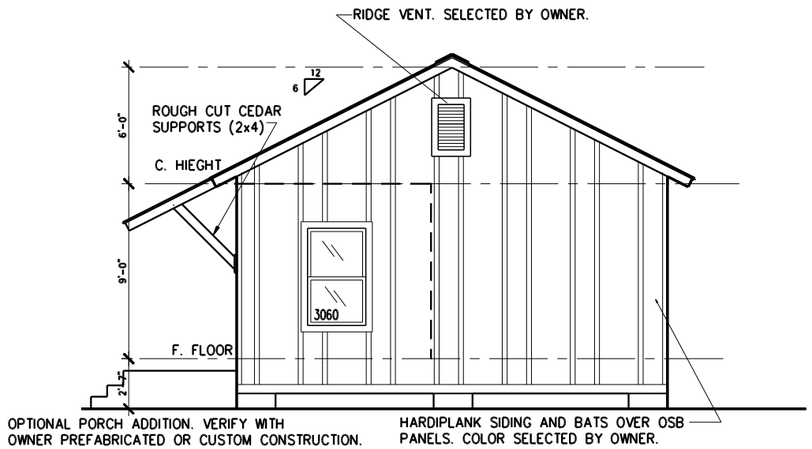
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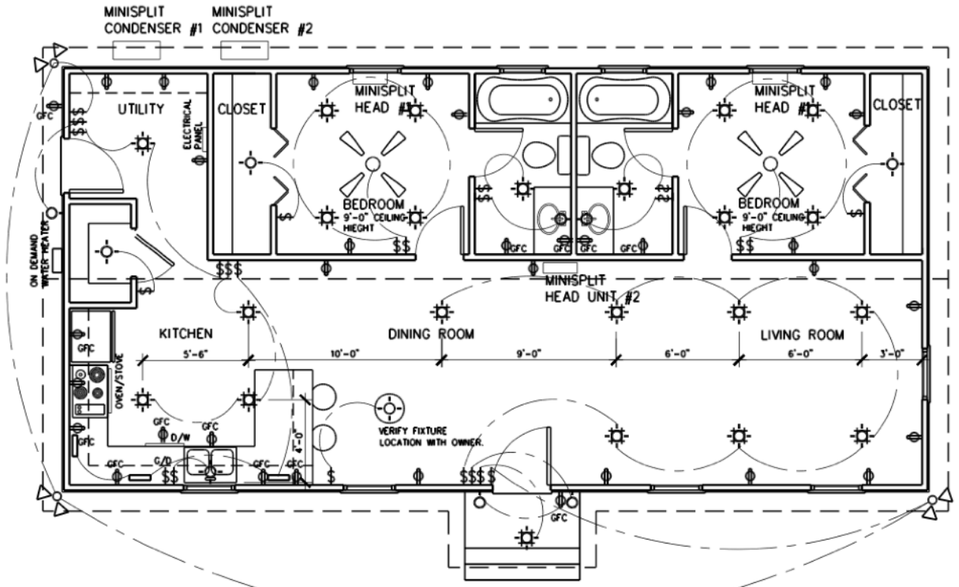
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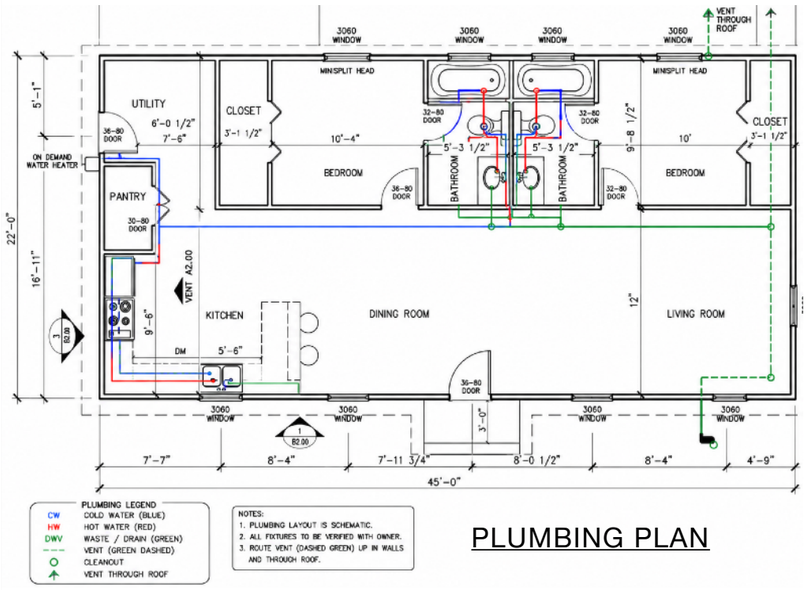
1 NORTH ELEVATION
SCALE: 1/8"= 1'-0"



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



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



PLUMBING PLAN

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

ELECTRICAL/LIGHTING SCHEDULE

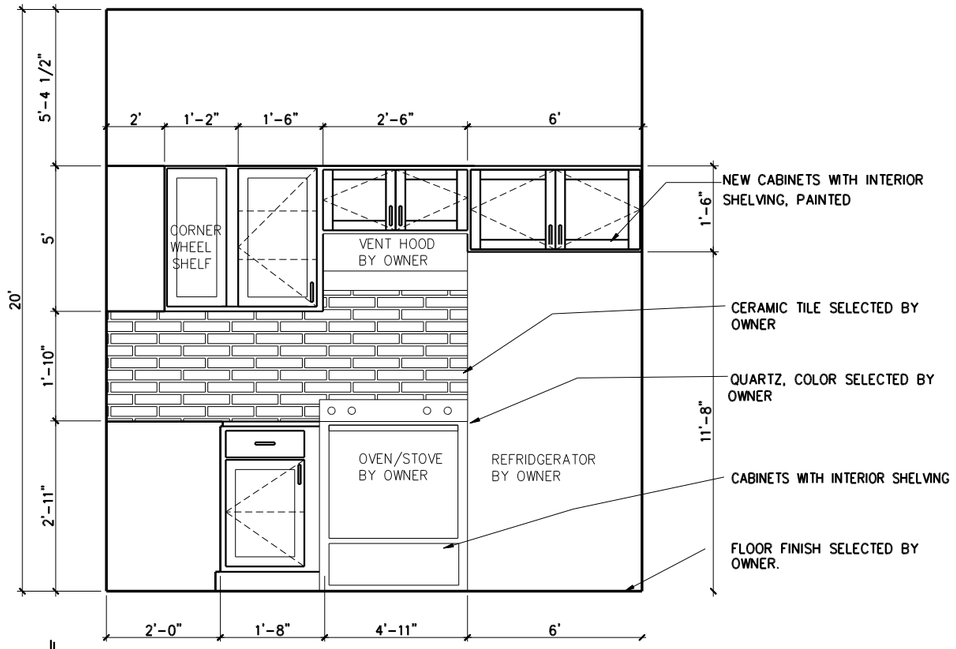
- DOWNLIGHT (WIDE ANGLE LUMINANCE)
- WALL FIXTURE
- REGULAR LIGHT BULB UNIT
- WALL SCONCE
- CHANDELIER
- EXTERIOR FLOODLIGHT
- LIGHT/FAN/HEATER
- CEILING FAN/LIGHT UNIT
- FLUORESCENT LIGHT FIXTURE SURFACE MOUNTED
- MULTIPLE LINEAR DOWNLIGHTS

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

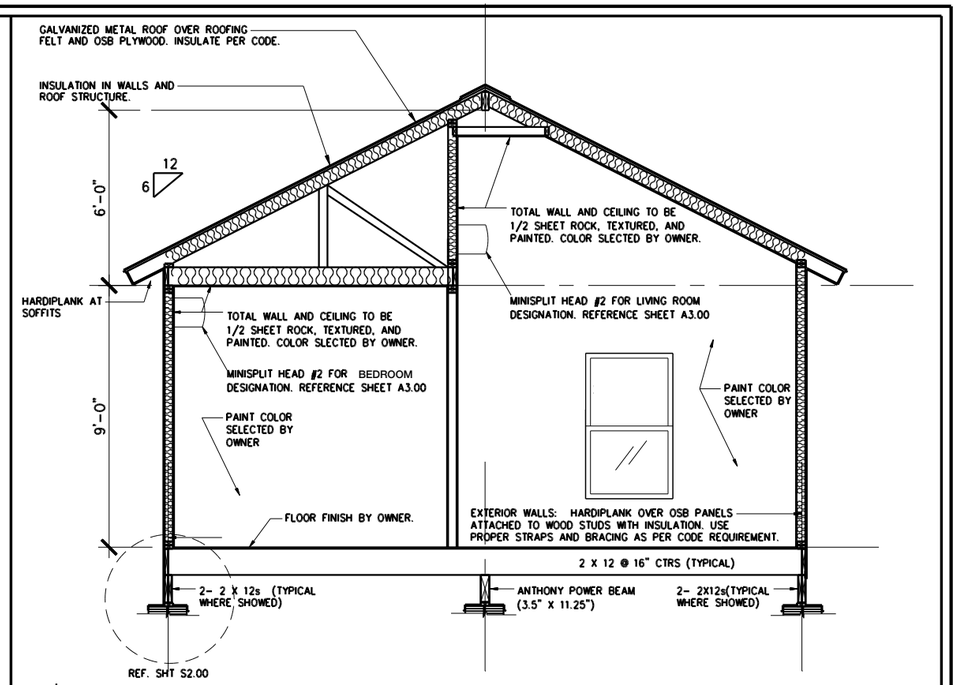
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A3.00



1 KITCHEN CABINETS

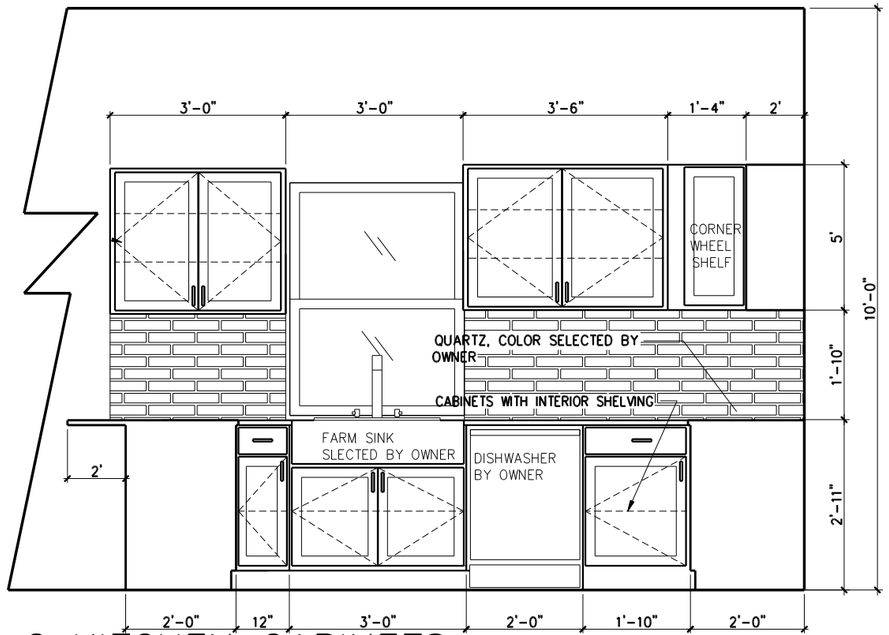


SECTION AA

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

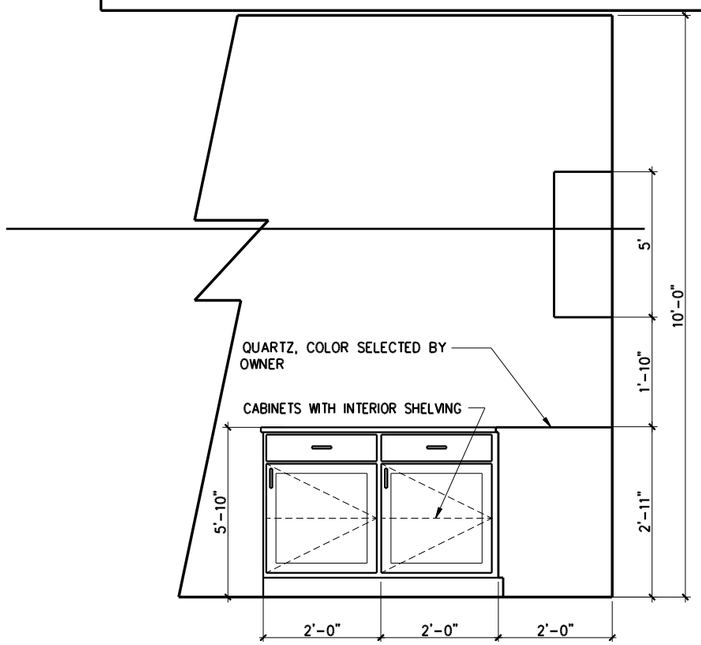
GENERAL NOTES:

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



2 KITCHEN CABINETS

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



3 KITCHEN CABINETS

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

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

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406 CEDAR STREET BASTROP, TEXAS 78602

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817.715.9540 MARK@STUDIOFITTZ.COM

A4.00

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on the second reading for Ordinance No. 2026-49 regarding a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 157 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and Property Identification Number 25125, Bastrop, TX 78602. This development is more commonly known as Bastrop West.

AGENDA ITEM SUBMITTED BY:
Brittany Dullard, Planning Manager

ITEM DETAILS:

Site Location:	East of FM 20, south of State Highway 71
Total Acreage:	Approximately 379+/- acres
Acreage Rezoned:	Approximately 379+/- acres
Property IDs:	Property Identification Numbers: 157+/- acres out of 108532 and all of 25125
Property Owner:	Palms Properties, LLC
Agent Contact:	Vanessa Liu, Place Designers
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Rural Residential (RR)
Proposed Zoning:	Planned Development District (PDD), with Mixed Use (MU) and General Commercial (GC) base zoning districts
Overlay District:	None
Existing Future Land Use:	Mixed-Use Corridor Commercial, Residential Mixed Density, and Neighborhood Residential
Proposed Future Land Use:	Mixed-Use Corridor Commercial

BACKGROUND/HISTORY:
The applicant has requested Planned Development District zoning for approximately 379 acres located east of FM 20 and south of SH 71. The property consists of an approximately 157+/- acre portion of the northern tract and a 221.825-acre southern tract and is commonly known as Bastrop West. The property owner submitted a voluntary annexation petition for the southern tract on June 10, 2026.

The Bastrop West PDD proposes a master-planned, mixed-use development incorporating commercial, medical, hospitality, office, residential, institutional, recreational, open space, and

supporting uses. The concept includes a medical mall/healthcare complex, hotel and convention center, retail and office uses, multifamily and townhouse development, senior housing, parks, trails, and regional drainage facilities.

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

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

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

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

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

The annexation ordinance was approved on October 27, 2026.

INFRASTRUCTURE:

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

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

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

Natural gas service will be provided by Centerpoint.

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

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

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

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

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

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

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

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

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

Section 9.4 of the PDD states that approximately 14.6% of the gross project acreage, excluding public rights-of-way, will be included within the open-space system. Exhibit H currently identifies approximately 45.2 acres as open space/parkland.

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

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

Newspaper Notice: October 1, 2026
Mailed Notice: October 12, 2016
Zoning Sign Posted: October 2, 2026
Written Comments Received: At the time of this staff report, we have received **1** comment in favor, and **3** comments opposed.

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

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

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

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

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

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

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:
The Planning and Zoning Commission recommended approval to the City Council with a unanimous vote of 7-0 at their regularly scheduled meeting on October 29, 2026.

CITY COUNCIL:
At the first reading on November 3, 2026, the City Council voted to approve the PDD with the following amendments:

1. An additional 10' landscape buffer along neighboring residential properties.
2. A solid screening fence along neighboring residential properties.
3. Consider Cluster Land Development for the area adjacent to residential neighboring properties.

The applicant has revised the PDD document to address the above items, included with the updated packet.

RECOMMENDATION:
Consider and act on the second reading for Ordinance No. 2026-49 regarding the request to rezone approximately 379+/- acres from Rural Residential (RR) to Planned Development District (PDD), with Mixed Use (MU) and General Commercial (GC) base zoning districts, for the development commonly known as Bastrop West.

ATTACHMENTS:
- Ordinance No. 2026-49
- Attachment 1: Bastrop West PDD Document (Proposed)
- Exhibit A: Property Map
- Exhibit B: Conceptual Land Use Plan
- Exhibit C: Sub-District Map
- Exhibit D: Phasing Plan
- Exhibit E: Heritage Tree Survey
- Exhibit F: Preliminary Tree Preservation Plan
- Exhibit G: Survey
- Exhibit H: Open Space Plan
- Exhibit I: Circulation Plan
- Attachment 2: Annexation Exhibit (Proposed)
- Attachment 3: Municipal Service Plan Agreement (Proposed)
- Attachment 4: Architectural Pattern Book

ORDINANCE NO. 2026-49

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, REZONING APPROXIMATELY 379+/- ACRES OF LAND LOCATED EAST OF FM 20 AND SOUTH OF SH 71, COMMONLY KNOWN AS BASTROP WEST, FROM RURAL RESIDENTIAL (RR) TO PLANNED DEVELOPMENT DISTRICT (PDD), WITH GENERAL COMMERCIAL (GC) AND MIXED USE (MU) BASE ZONING DISTRICTS; APPROVING THE PDD MASTER PLAN AND DEVELOPMENT STANDARDS; AMENDING THE OFFICIAL ZONING MAP; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Bastrop, Texas (the "City") is a home rule municipality located in Bastrop County, Texas 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, the City exercises zoning authority under Texas Local Government Code Chapter 211 and the Bastrop Development Code (BDC), adopted by Ordinance No. 2026-06; and

WHEREAS, Palms Properties, LLC has requested to rezone approximately 379.639 acres, consisting of approximately 157+/- acres out of the Nancy Blakey Survey, Abstract No. 98, and 221.825 acres out of the Mozea Rousseau Survey, Abstract No. 56, from Rural Residential (RR) to Planned Development District (PDD); and

WHEREAS, the proposed Bastrop West PDD establishes General Commercial (GC) and Mixed Use (MU) sub-districts intended to accommodate commercial, medical, hospitality, residential, recreational, and supporting uses within a coordinated master-planned development; and

WHEREAS, the City Council finds that the proposed PDD promotes orderly development, economic growth, housing opportunities, infrastructure coordination, and preservation of open space consistent with the goals of the City's Comprehensive Plan; and

WHEREAS, the City of Bastrop Planning and Zoning Commission held a public hearing on October 29, 2026, and made a recommendation to approve the Planned Development District with a unanimous vote of 7-0; and

WHEREAS, the City Council has considered the proposed zoning amendment, applicable development regulations, and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Bastrop held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

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

Section 1. Findings of Fact. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Zoning Amendment. The City Council hereby approves the rezoning of approximately 379+/- acres, commonly known as Bastrop West, from Rural Residential (RR) to Planned Development District (PDD), with General Commercial (GC) and Mixed Use (MU) base zoning districts, as depicted in the attached exhibits.

Section 3. Planned Development District Approval. The City Council hereby approves and adopts the Bastrop West PDD Document, including the Master Plan, Development Standards Matrix, and associated Exhibits A through I, attached and incorporated herein. Development shall comply with the approved PDD standards and applicable provisions of the Bastrop Development Code. Where the PDD is silent, the Bastrop Development Code shall apply.

Section 4. Official Zoning Map. The City Council directs the Development Services Department to amend the Official Zoning Map to reflect the approved Planned Development District and its designated sub-districts.

Section 5. 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 6. 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 7. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

Section 8. 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 by the City Council of the City of Bastrop, on this, the 3rd day of November 2026.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 17th day of November 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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

PLANNED DEVELOPMENT DISTRICT (PDD)

BASTROP WEST

November 6, 2026

1. PURPOSE & INTENT

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

Bastrop West is designed as a destination for residential, commercial and retail activity near major connecting highways just west of the Colorado River, less than 1 mile from City Hall and the Central Business District. This PDD is located on the western edge of Bastrop with access from State Hwy 71 and FM 20. This approximately 379-acre area sits within the City limits. The entire site is relatively flat with excellent street frontage and access from multiple directions: west, north and east. The land gradually drains to the south into the Colorado River basin. The property has been in agricultural land use as pasture and grassland. This PDD thoughtfully protects heritage trees within the entire development area. Terraced ponds and storm detention areas are strategically designed with walkable pedestrian trails intended as natural amenity areas and open space.

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

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

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

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

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

2. PLANNING FRAMEWORK & PDD BENEFITS

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

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

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

3. PROPERTY

The Bastrop West PDD consists of approximately **379.639 acres of land** under unified control, generally located south of State Highway 71 and east of FM 20, within the City of Bastrop.

The PDD includes the following tracts:

- **North Tract**: Approximately 157.814 acres, identified as Bastrop County Property ID 108532, legally described as *ABS A98 Blakey, Nancy, 169.7280 acres*.
- **South Tract**: Approximately 221.825 acres, identified as Bastrop County Property ID 25125, legally described as *ABS A56 Rousseau, Mozea, 220.0900 acres*.

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

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

4. APPLICABILITY OF CITY ORDINANCES

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

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

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

5. BASE ZONING DISTRICTS

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

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

Table 5.A: Parcel Base Zoning

Parcel No.	Base Zoning	Approx. Acreage	Purpose
1	General Commercial (GC)	10.8	Commercial and service-oriented uses including retail, office, medical mall, hotel/convention center
2	General Commercial (GC)	13.7	
3	General Commercial (GC)	11.5	
4	General Commercial (GC) - w/ Medical Mall	24.5	
5	General Commercial (GC)	18.2	
6	General Commercial (GC)	7.3	
7	General Commercial (GC) - w/ Hotel/Convention Center	33.2	
8	Mixed Use (MU)	8	Residential, commercial, civic uses; flexible building types and open space
9	Mixed Use (MU)	21.5	
10	Mixed Use (MU)	60.5	
11	Mixed Use (MU)	26.2	
12	Mixed Use (MU)	27.5	
13	Mixed Use (MU)	7.8	
14	Mixed Use (MU)	36.5	

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

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

6. MINIMUM STANDARDS

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

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

7. PD MASTER PLAN

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

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

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

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

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

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

7.A Public Benefits AND Enhanced Outcomes

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

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

8. SUB-DISTRICTS & DEVELOPMENT STANDARDS MATRIX

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

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

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

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

Sub-District 1 – General Commercial (GC)

- **Parcels:** 1-7
- **Total Acres:** 156.3
- **Purpose:** Sub-District 1 is intended to accommodate commercial and service-oriented uses, including a medical mall, hotel/convention center, retail, office, and related supporting uses. Development shall conform to the standards and modifications set forth in the Development Standards Matrix.
- **Additional Allowed Uses:** Tennis Court / Recreation, Heliport (for Hospital), College / University, Research & Development Lab

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

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

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

Sub-District 2 – Mixed Use (MU)

- **Parcels:** 8-14
- **Total Acres:** 223.4
- **Purpose:** Sub-District 2 is intended to accommodate a mix of residential and supporting commercial uses, including apartments, townhomes, senior housing, live/work units, and neighborhood-serving retail, offices, and restaurants. This Sub-District is designed to encourage compact, walkable development that allows residents to live, work, and access services within the community. Development shall conform to the standards and modifications set forth in the Development Standards Matrix.
- **Additional Allowed Uses:** Single-Family Detached, Tennis Court / Recreation, Outdoor Entertainment, College / University, Research & Development Lab
- **Development Restrictions:** Multi Family shall have a maximum density of 20 units per acre and Single Family Residential shall have a maximum density of 6 units per acre. Total residential shall not exceed 50% of the total mixed use acreage.

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

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

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

All **SUB-DISTRICT 2** parcels abutting residential uses will provide a 30' landscaped setback and a 6' masonry fence along the property line.

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

9.1 Impervious Cover Analysis

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

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

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

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

9.2 Project Rendering

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

location of buildings may vary on the final site plan(s) in accordance with the Master Plan and assigned Sub-Districts. Uses are limited to uses allowed within that zoning type unless otherwise stated in PDD.

9.3 Site Plan Approval, Phasing, and Annexation

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

9.4 Open Space and Parkland

The Bastrop West Planned Development District incorporates an integrated open space system consisting of approximately 14.6 percent (14.6%) of the gross project acreage, exclusive of public rights-of-way. This open space network is intended to preserve significant natural features while providing parks, trails, greenbelts, drainage corridors, recreation areas, and publicly accessible open spaces that serve the residents, businesses, and visitors of the development.

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

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

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

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

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

10. TREE PRESERVATION AND MITIGATION

10.1 PDD Stage Applicability

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

The preliminary tree survey prepared for Bastrop West consists of an inventory of all heritage trees on the 379 acre property.. The survey includes species identification, tree size, condition assessment, and location data. This survey is for planning purposes only.

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

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

10.2 Heritage Tree Preservation Framework

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

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

Condition	Preservation Standard
Dead	Remove all dead Heritage Trees. Dead trees provide no long-term preservation value and should be excluded from preservation calculations.
Poor	Removal permitted administratively based on the arborist's assessment. Poor-condition trees should not be considered priority preservation assets or count toward preservation objectives.

Fair	Preserve where feasible; removal may be approved during Site Plan review when necessary to accommodate streets, utilities, drainage facilities, grading, lot layout, public improvement plans, or other essential development improvements.
Good	Preserve to the maximum extent practicable. Removal should be limited to unavoidable impacts associated with public right-of-way improvements, utility infrastructure, drainage facilities, floodplain management, or other critical public improvements.

Good Trees Proposed for Removal Outside Infrastructure Corridors:

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

Preservation Objective

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

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

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

10.3 Detailed Survey and Plan

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

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

10.4 Flexibility

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

10.5 City Review

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

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

11. PEDESTRIAN & VEHICULAR CIRCULATION

11.1 Design Intent

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

11.2 Circulation Plans

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

11.3 Modifications to Circulation

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

11.4 Traffic Impact Analysis

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

11.5 Coordination with Other Standards

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

12. SUBMISSION AND REVIEW PROCESS

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

13. ADMINISTRATIVE FEES

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

14. PDD MODIFICATIONS

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

14.1 Administrative Modifications

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

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

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

14.2 Major Amendments

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

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

14.3 Interpretation

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

15. EXHIBITS

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

Exhibit A – Property Map

- Shows parcels, boundaries, and existing context.

Exhibit B – Conceptual Land Use Plan

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

Exhibit C – Sub-District Map

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

Exhibit D – Phasing Plan

- Shows the proposed sequence of development across all parcels.

Exhibit E – Heritage Tree Inventory

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

Exhibit F – Preliminary Tree Preservation Plan

- Report prepared by Arborists – Bartlet Tree Experts

Exhibit G – Survey

- Survey prepared by Surveyor – Bartlet Tree Experts

Exhibit H – Open Space Plan

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

Exhibit I – Circulation Plan

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

HWY 71

F.M. 20

NORTH TRACT
157.814 AC.

SOUTH TRACT
221.825 AC.

BASTROP CITY LIMITS
BASTROP ETJ

PACK HORSE DRIVE

HUNTERS CROSSING BLVD

HUNTERS POINT DR

HOME DEPOT

BASTROP WEST

BASTROP, TEXAS

OCTOBER 27, 2026

N

0 200 400 FT

PROPERTY MAP

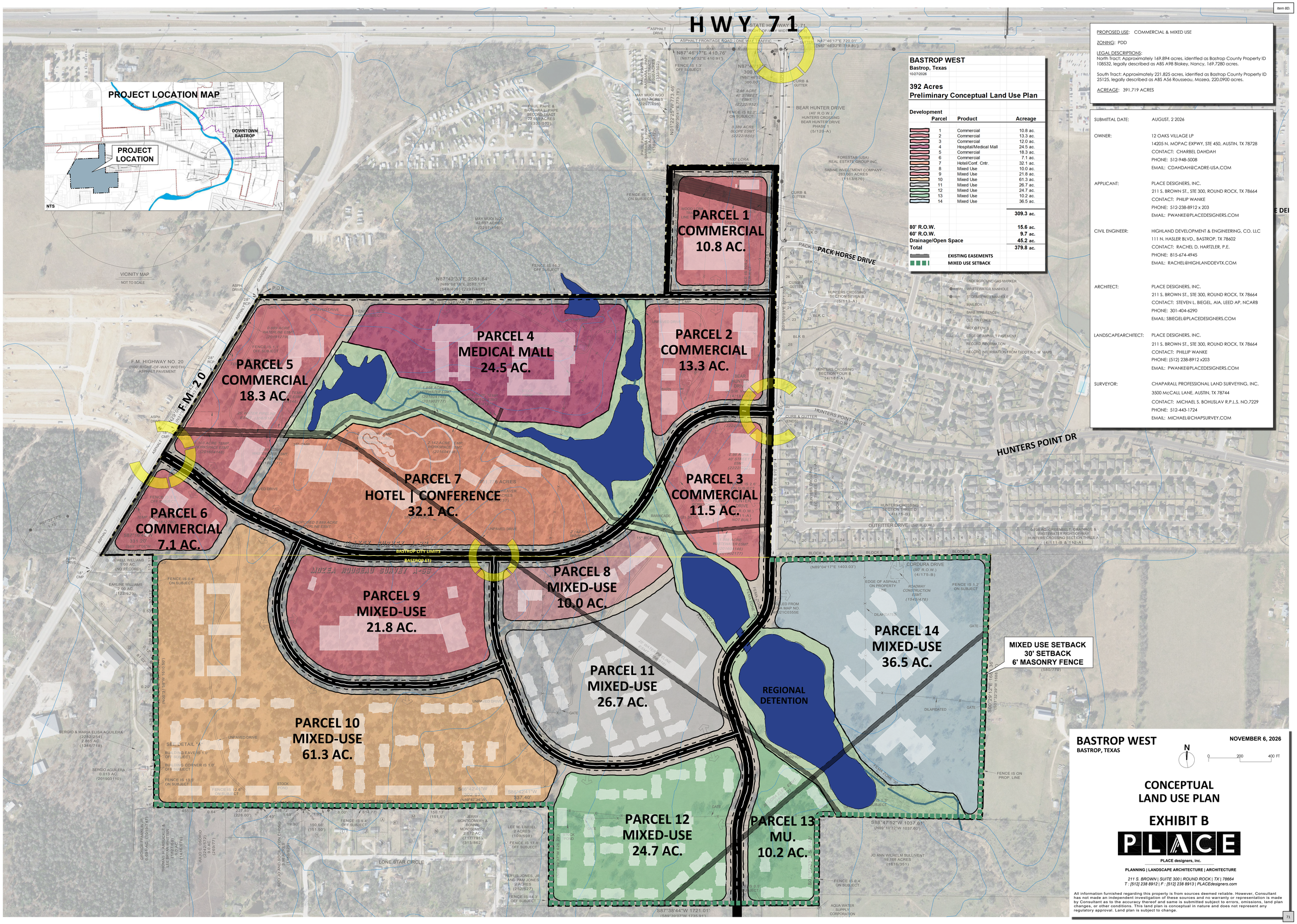
EXHIBIT A

PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

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

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



BASTROP WEST
Bastrop, Texas
10/27/2026

392 Acres
Preliminary Conceptual Land Use Plan

Development Parcel	Product	Acreage
1	Commercial	10.8 ac.
2	Commercial	13.3 ac.
3	Commercial	12.0 ac.
4	Hospital/Medical Mall	24.5 ac.
5	Commercial	18.3 ac.
6	Commercial	7.1 ac.
7	Hotel/Conf. Cntr.	32.1 ac.
8	Mixed Use	10.0 ac.
9	Mixed Use	21.8 ac.
10	Mixed Use	61.3 ac.
11	Mixed Use	26.7 ac.
12	Mixed Use	24.7 ac.
13	Mixed Use	10.2 ac.
14	Mixed Use	36.5 ac.
		309.3 ac.
80' R.O.W.		**15.6 ac.**
60' R.O.W.		**9.7 ac.**
Drainage/Open Space		**45.2 ac.**
Total		**379.8 ac.**

EXISTING EASEMENTS
MIXED USE SETBACK

PROPOSED USE: COMMERCIAL & MIXED USE

ZONING: PDD

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

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

ACREAGE: 391.719 ACRES

SUBMITTAL DATE: AUGUST, 2 2026

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

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

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

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

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

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

BASTROP WEST
BASTROP, TEXAS

NOVEMBER 6, 2026

N

0 200 400 FT

CONCEPTUAL LAND USE PLAN

EXHIBIT B

PLACE
PLACE designers, inc.
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

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

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HWY 71

STATE HIGHWAY NO. 71
(RIGHT-OF-WAY WIDTH VARIES)

ASPHALT FRONTAGE ROAD - ONE WAY TRAFFIC

N87°46'17"E 720.01'
(N87°46'32"E 719.80')

N87°46'17"E 410.76'
(N87°46'32"E 410.91')

FENCE IS 1.3' OFF SUBJECT

N87°46'17"E 300.00'
(N87°46'32"E 300.00')

2.98 ACRE 40' STREET ESMT. (2222/852)

FENCE IS 82.2' ON SUBJECT

3.389 ACRE SLOPE ESMT. (2222/860)

100' LCRA TRANSMISSION

N01°22'25"W 773.46'
(N00°30'41"E 773.78')

PAUL PAPE & BARBARA L. PAPE FIRST TRACT 72.690 ACRES (333/502)

PAUL PAPE & BARBARA L. PAPE 1.706 ACRES (1384/472)

MAY MUOI NGO 42.697 ACRES (2297/496)

PAUL PAPE & BARBARA L. PAPE SECOND TRACT 72.690 ACRES (333/502)

FENCE IS 1.1' ON SUBJECT

FENCE IS 16.3' OFF SUBJECT

N87°42'33"E 2581.84'
(N89°04'18"E 2582.17')
(544/405) (2297/496)

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

FORESTAR (USA)
REAL ESTATE GROUP INC.

SABINE INVESTMENT COMPANY
283.001 ACRES
(1113/870)

CURB & GUTTER

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

LEGEND

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

HUNTERS CROSSING BLVD

HOME DEI

PACK HORSE DRIVE

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

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

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

HUNTERS POINT DR

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

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

HUNTERS CROSSING SECTION THREE C (4/175-A)

HUNTERS CROSSING SECTION THREE A (4/111-B & 112-A)

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

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

BLK A BLK E BLK D BLK C BLK B BLK O

VICINITY MAP
NOT TO SCALE

SITE

STATE HIGHWAY NO. 71 (21) (71)
TO AUSTIN
TO BASTROP

LONE STAR CIRCLE

SHILOH

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

F.M. 20

P.O.B.

PARCEL 1
COMMERCIAL
10.8 AC.

PARCEL 2
COMMERCIAL
13.3 AC.

PARCEL 3
COMMERCIAL
11.5 AC.

PARCEL 4
MEDICAL MALL
24.5 AC.

PARCEL 5
COMMERCIAL
18.3 AC.

PARCEL 6
COMMERCIAL
7.1 AC.

PARCEL 7
HOTEL | CONFERENCE
32.1 AC.

PARCEL 8
MIXED-USE
10.0 AC.

PARCEL 9
MIXED-USE
21.8 AC.

PARCEL 10
MIXED-USE
61.3 AC.

PARCEL 11
MIXED-USE
26.7 AC.

PARCEL 12
MIXED-USE
24.7 AC.

PARCEL 13
MU.
10.2 AC.

PARCEL 14
MIXED-USE
36.5 AC.

REGIONAL
DETENTION

BASTROP CITY LIMITS
BASTROP ETJ

MUELA HOUSEAU SURVEY A-98

JEWELL WILLIAMS
1.00 AC.
(NO RECORD)

EARLINE WILLIAMS
2.00 AC.
(122/629)

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

SERGIO AGUILERA
0.013 AC.
(201903110)

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

THOMAS H. ARBUCKLE & LEE BRYAN WHITTEN
(2242/672)
10.0 AC.
(1416/676)

JULIO C. OSORIO
(2242/672)
10.0 AC.
(2/677)

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

LEE M. LIMUEL
2 ACRES
(109/598)

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

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

JO ANN WILHELM SULLIVENT
16.168 ACRES
(1616/351)

AQUA WATER SUPPLY CORPORATION

FENCE IS ON PROP. LINE

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

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

S88°42'41"W
337.40'

PDD SUB-DISTRICT DESIGNATIONS

SUB-DISTRICT 1 - GC
(APPROX. 156.3 AC.)

SUB-DISTRICT 2 - MU
(APPROX. 223.4 AC.)

BASTROP WEST
BASTROP, TEXAS

OCTOBER 27, 2026

N

0 200 400 FT

SUB DISTRICT MAP

EXHIBIT C

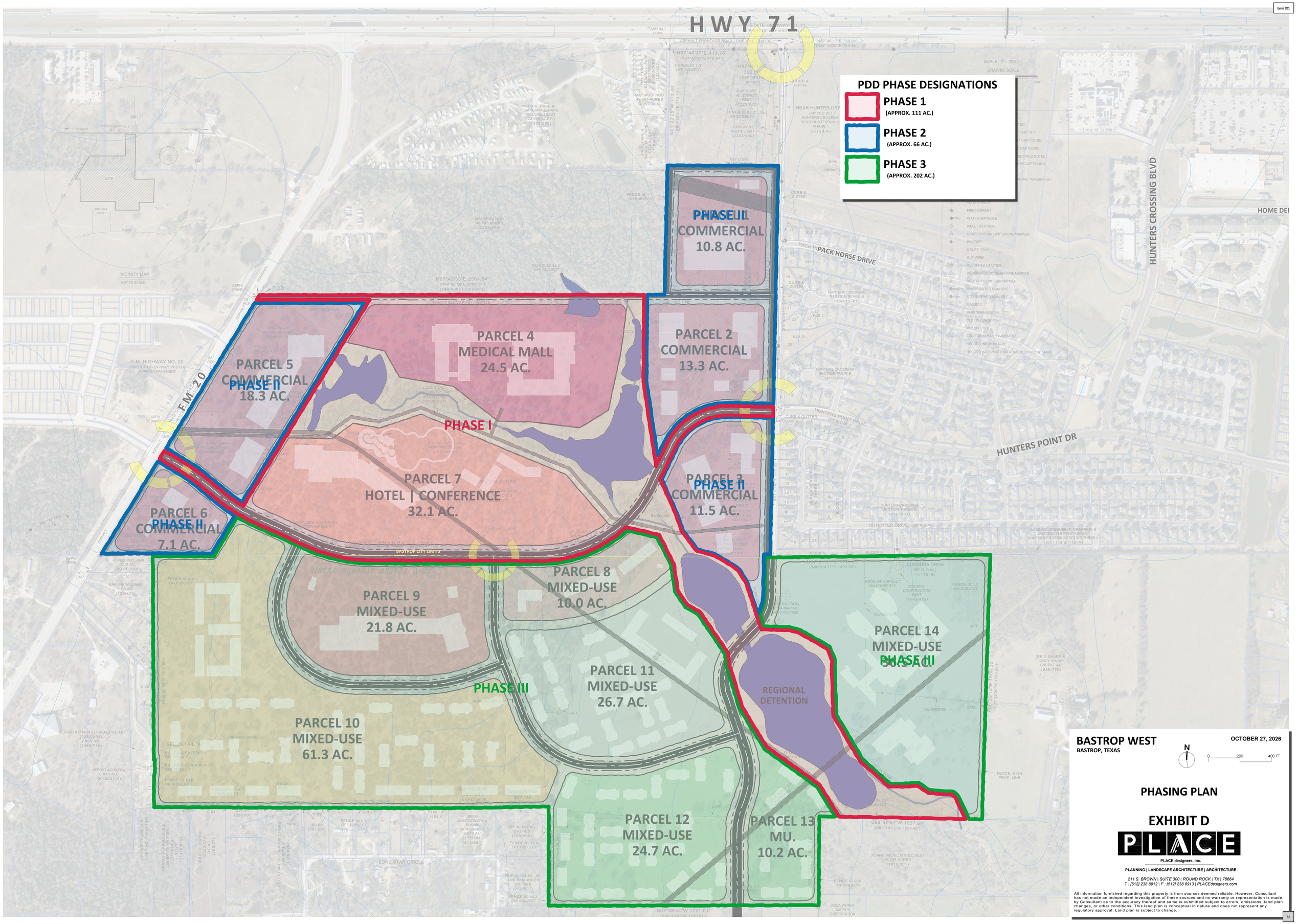
PLACE

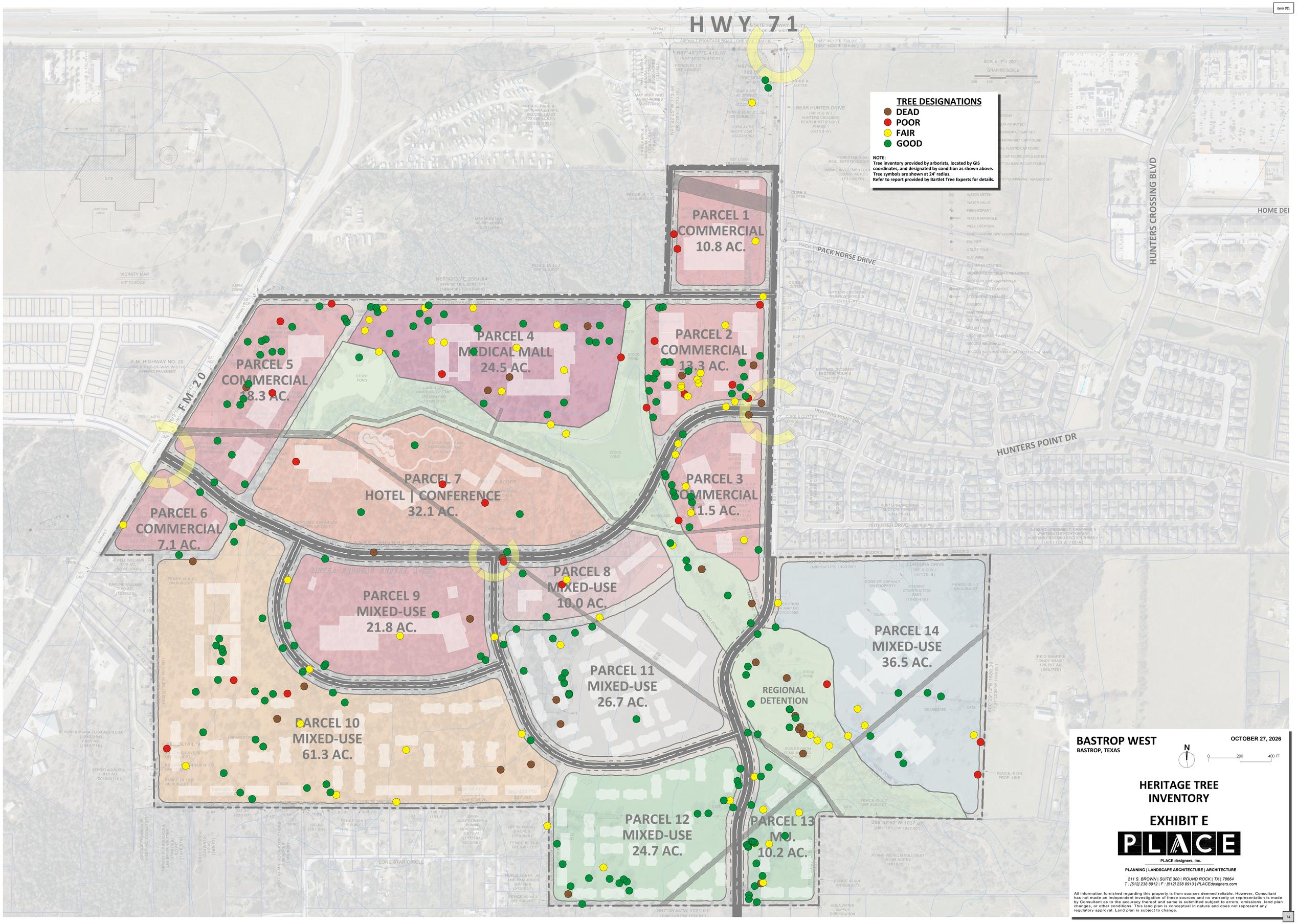
PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

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

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HWY 71
STATE HIGHWAY NO. 71 (RIGHT-OF-WAY WIDTH VARIES)
ASPHALT FRONTAGE ROAD - ONE WAY TRAFFIC
SCALE: 1" = 200'
GRAPHIC SCALE
PDD PHASE DESIGNATIONS
PHASE 1
(APPROX. 111 AC.)
PHASE 2
(APPROX. 66 AC.)
PHASE 3
(APPROX. 202 AC.)
PHASE III
COMMERCIAL
10.8 AC.
PARCEL 4
MEDICAL MALL
24.5 AC.
PARCEL 2
COMMERCIAL
13.3 AC.
PARCEL 5
COMMERCIAL
PHASE II
18.3 AC.
PHASE I
PARCEL 7
HOTEL | CONFERENCE
32.1 AC.
PARCEL 3
COMMERCIAL
PHASE II
11.5 AC.
PARCEL 6
COMMERCIAL
PHASE II
7.1 AC.
PARCEL 8
MIXED-USE
10.0 AC.
PARCEL 9
MIXED-USE
21.8 AC.
PARCEL 11
MIXED-USE
26.7 AC.
PARCEL 14
MIXED-USE
PHASE III
30.5 AC.
PHASE III
PARCEL 10
MIXED-USE
61.3 AC.
REGIONAL
DETENTION
PARCEL 12
MIXED-USE
24.7 AC.
PARCEL 13
MU.
10.2 AC.
F.M. 2104
F.M. HIGHWAY NO. 20 (100' RIGHT-OF-WAY WIDTH) ASPHALT PAVEMENT
PACK HORSE DRIVE
HUNTERS CROSSING BLVD
HUNTERS POINT DRIVE
HUNTERS POINT DR
BEAR HUNTER DRIVE (60' R.O.W.)
HUNTERS CROSSING PHASE 1 (5/120-A)
HUNTERS CROSSING SECTION SEVEN B (5/113-A)
HUNTERS CROSSING SECTION FOUR B (4/187-A)
HUNTERS CROSSING SEC. THREE C (5/111-A)
HUNTERS CROSSING SECTION THREE D (4/175-B)
CORDURA DRIVE (60' R.O.W.) (4/175-B)
OUTFITTER DRIVE (60' R.O.W.)
LONE STAR CIRCLE
VICINITY MAP
NOT TO SCALE
SITE
BASTROP CITY LIMITS
P.O.B.
HOME DEPOT
PAUL PAPE & BARBARA L. PAPE SECOND TRACT 72.000 ACRES (333/502)
MAY MUOI NGO 42.097 ACRES (2297/496)
PAUL PAPE & BARBARA L. PAPE FIRST TRACT 1.000 ACRES (1384/747)
JEWELL WILLIAMS 1.00 AC. (NO RECORD)
EARLINE WILLIAMS 2.00 AC. (122/629)
SERGIO & MARIA ELISA AGUILERA (2282/254) 2.865 AC. (1346/718)
SERGIO AGUILERA 0.013 AC. (201903110)
GEORGE FRANKLIN, JR. 6.691 AC. (1015/747)
THOMAS H. ARBUCKLE & LEE BRYAN WHITTER 4.00 AC. 10 AC. (1414/676)
JULIO C. OSORIO (2242/572) 4.000 AC. (2/977)
JERRY MONTGOMERY & RONNIE MONTGOMERY 2.072 AC. (717/791) (313/862)
LEE M. LIMUEL 2 ACRES (109/598)
RUFUS JONES, JR. AND PAM JONES 2 ACRES (252/527)
REID SHARP & CINDY SHARP 126.297 AC. (580/779)
JO ANN WILHELM SULLIVENT 19.168 ACRES (1616/351)
AQUA WATER SUPPLY CORPORATION
0.708 AC. GREENBELT, DRAINAGE & WASTEWATER RIGHT-OF-WAY HUNTERS CROSSING SECTION THREE A (4/111-B & 112-A)
N87°46'17"E 410.76' (N87°46'32"E 410.91')
N87°46'17"E 720.01' (N87°46'32"E 719.80')
N87°42'33"E 2581.84' (N89°08'18"E 2582.17') (584/406) (2297/496)
N01°22'25"W 773.46' (N00°50'41"E 773.76')
S87°42'33"W 2581.84' (S89°08'18"W 2582.17')
N87°38'44"E 1721.01' (N89°04'17"E 1403.03')
S87°38'44"W 1721.01' (S89°39'07"W 1735.91')
S88°47'52"W 1037.61' (N89°10'32"W 1037.60')
S88°42'41"W 337.40' (N89°47'34"W)
S86°43'41"W 366.43' (N87°47'34"W)
S00°29'12"E 1688.36' (S01°24'W 1682.89')
N00°29'12"W 1719.
FENCE IS 1.1' ON SUBJECT
FENCE IS 16.3' OFF SUBJECT
FENCE IS 1.1' OFF SUBJECT
FENCE IS 13.5' ON SUBJECT
FENCE IS 0.4' ON SUBJECT
FENCE IS 1.2' ON SUBJECT
FENCE IS 9.4' OFF SUBJECT
FENCE IS 17.8' OFF SUBJECT
FENCE IS 14.3' OFF SUBJECT
FENCE IS ON PROP. LINE
0.869 ACRE WATERLINE ESMT. (2019/1726)
1.998 ACRE WATERWATER ESMT. (2019021760)
(2019021777)
2.143 ACRE TEMP. CONSTRUCTION ESMT. (2016041810)
0.859 ACRE TEMP. CONSTRUCTION ESMT. (2016041810)
2.143 ACRE WORKSPACE ESMT. (2016041810)
2.88 ACRE 40' STREET ESMT. (2222/852)
3.589 ACRE SLOPE ESMT. (2222/860)
100' LCRA TRANSMISSION ESMT.
2.88 ACRE 40' STREET ESMT. (2222/852)
1.146 ACRE WATERWATER ESMT. (2019021777)
ROADWAY CONSTRUCTION ESMT. (1543/479)
BASTROP WEST
BASTROP, TEXAS
OCTOBER 27, 2026
N
0 200 400 FT
PHASING PLAN
EXHIBIT D
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
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BASTROP WEST
BASTROP, TEXAS

OCTOBER 27, 2026

N

0 200 400 FT

HERITAGE TREE INVENTORY

EXHIBIT E

PLACE designers, inc.
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE
211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
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169 F.M. Highway 20

Preliminary Tree Preservation Plan

PREPARED FOR:
Palm Properties LLC
Attn: David Andre
P.O. Box 709
Bastrop, TX 78602
david@darask.com

PREPARED BY:
Colton Weaver
Field Consulting Arborist
ISA Certified Arborist #TX-5147A
Tree Risk Assessment Qualified
Wildfire Risk Reduction Qualified
Texas Oak Wilt Qualified

PROVIDED BY:
Michael Embesi
Arborist Representative
ISA Certified Arborist TX-3239M
ASCA Registered Consulting Arborist #710
ISA Tree Risk Assessment Qualified
2403 Howard Lane
Austin, TX 78728
Business: 512-310-7545
Fax: 512-310-8074
membesi@bartlett.com

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

© The F. A. Bartlett Tree Expert Company

Summary

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

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

Table 1: Condition Ratings and Regulated Status

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

Table 2: Tree Species Identified

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

Assignment

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

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

DRAFT

Methods

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

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

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

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

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

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

Limits of the Assignment

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

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

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

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

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

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

DRAFT

Municipal Regulations

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

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

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

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

Observations

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



Photo 1: View inside the southeastern section.

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

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

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

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

Table 3: Summary of Observed Conditions

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

Discussion

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

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

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

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

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



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

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



Recommendations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recommendations for individual trees may be found in Table 4.

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Table 4: Tree Inventory Table

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Appendix I – Photographs



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



Photo 5: Cedar elm #11704 in poor condition.



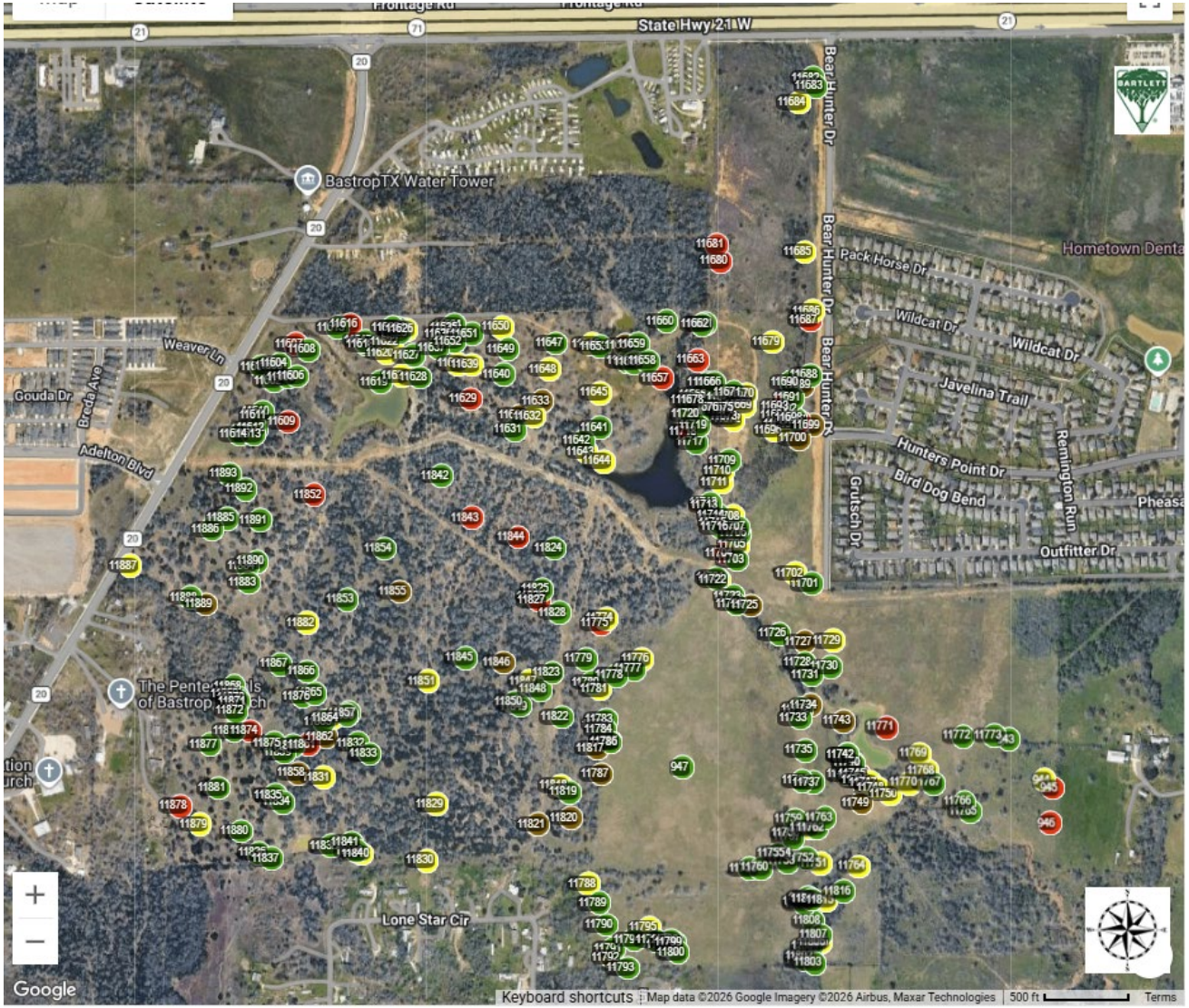
Photo 6: Adult carpenterworm moth (*Prionoxystus robiniae*) on post oak #11620.



Photo 7: Juniper roots girdling post oak #11785.

Appendix II – Tree Condition Map

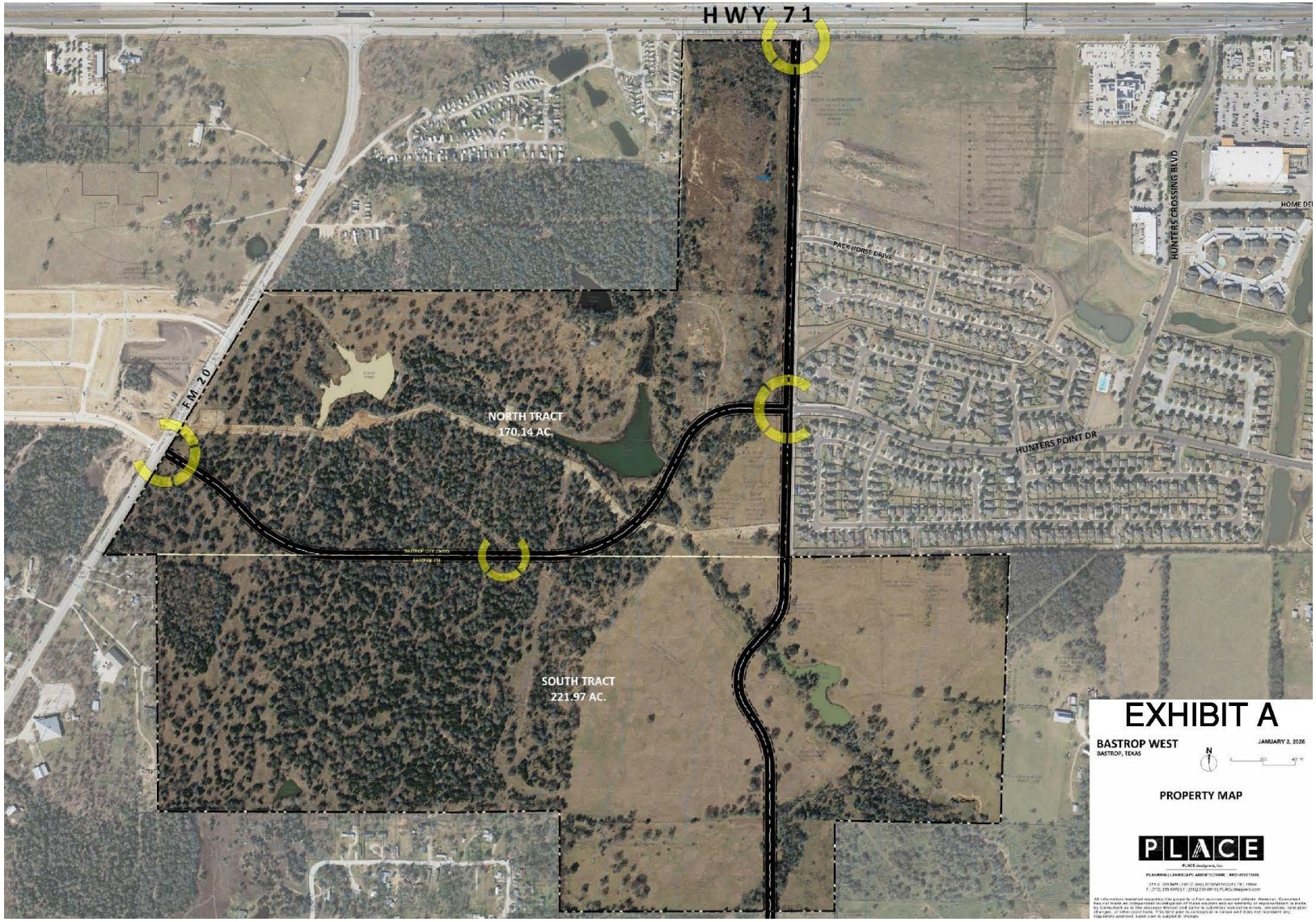
ArborScope Image Accessed May 2026

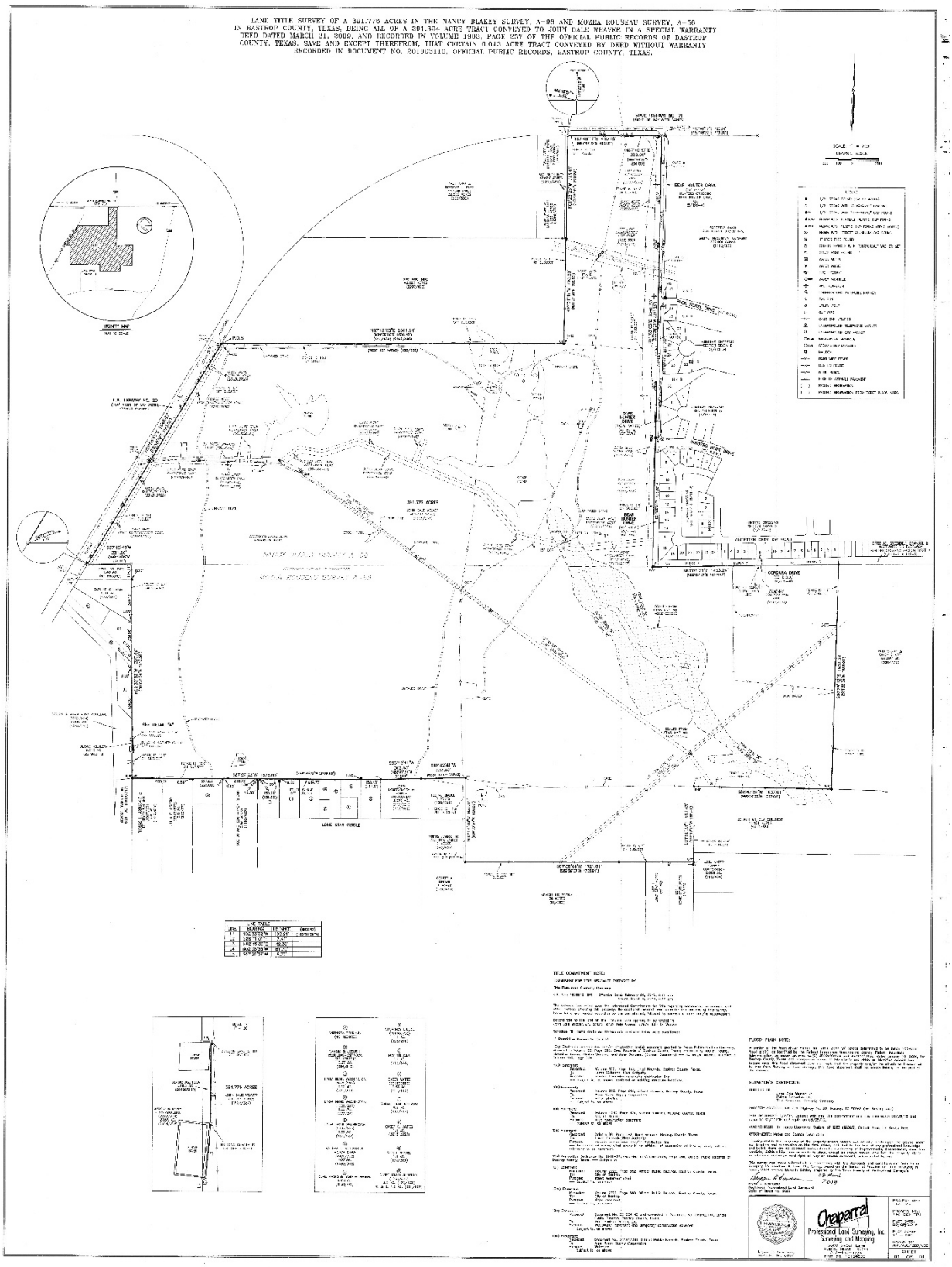


Condition: Good Fair Poor Dead

Appendix III – Site Boundaries

Provided by Client




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

Appendix IV: Mitigation Requirements

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

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

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

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

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

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

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

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

Appendix V – Preliminary Tree Preservation Guidelines

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

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

Tree Protection Zone

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



Example of Tree Protection Fence Signage

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

Design Recommendations

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

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

Pre-demolition and Pre-construction Treatments and Recommendations

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

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

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

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

Recommendations for Tree Protection during Construction

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

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

Maintenance of Impacted Trees

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

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

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

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

Colton Weaver



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

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Appendix VI - Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

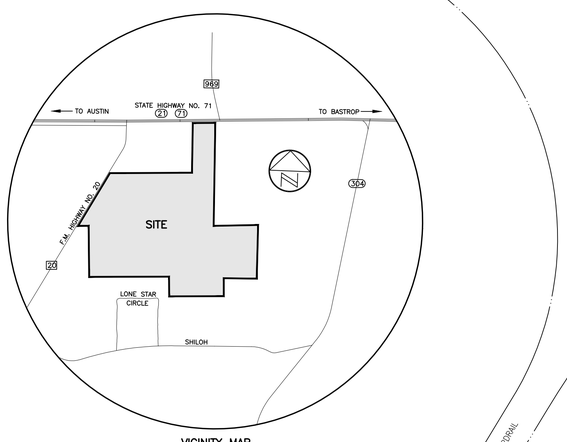
structural support system: A support system used to provide supplemental support to leaders, individual branches, and/or the whole plant. [ANSI A300 (Part 4)-2002 Lightning Protection Systems]

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

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

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



VICINITY MAP
NOT TO SCALE

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

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

THIS IS A SURFACE DRAWING.

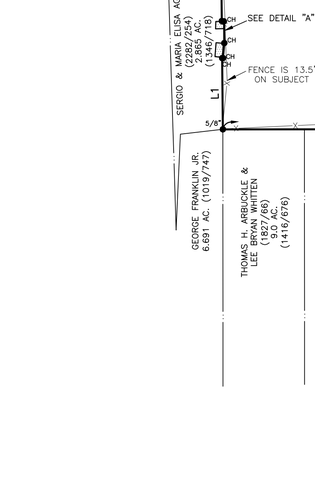
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE; US SURVEY FEET; BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "101".

1/2" REBAR WITH "CHAPARRAL" CAP SET

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

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

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



Ⓐ VERNORA FRANKLIN (NO RECORD)

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

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

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

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

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

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

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

Ⓙ ROY WILLIAMS 1.1 AC. (113/544)

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

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

Ⓜ CASEY C. WAITES 1.1 AC. (201512253)

Ⓝ CIDELL MOORE 1.1 AC. (193/289)

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

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Title Resources Guaranty Company
Independence Title

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

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

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

1) Restrictive Covenants: DELETED

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION:

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

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

FLOOD-PLAIN NOTE:

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

GENERAL SURVEY NOTES:

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

DATE OF SURVEY: July 22, 2026

ATTACHMENTS: Metes and Bounds Description

SURVEYOR'S CERTIFICATE:

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

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

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

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

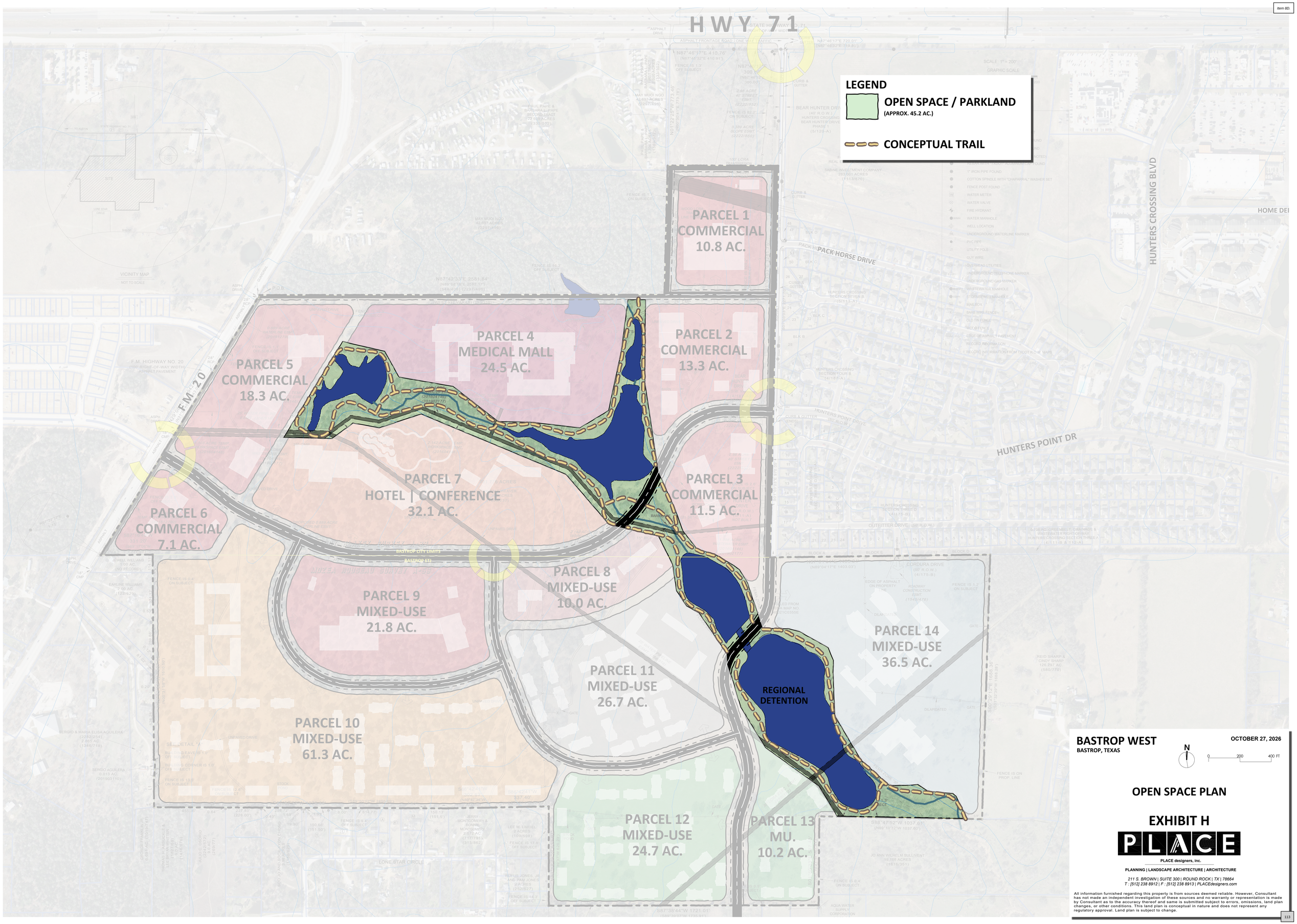
EXHIBIT G

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

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

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

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



BASTROP WEST
BASTROP, TEXAS

OCTOBER 27, 2026

OPEN SPACE PLAN

EXHIBIT H

PLACE designers, inc.
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE
211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
T : [512] 238 8912 | F : [512] 238 8913 | PLACEdesigners.com

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

HWY 71

PARCEL 1
COMMERCIAL
10.8 AC.

PARCEL 2
COMMERCIAL
13.3 AC.

PARCEL 3
COMMERCIAL
11.5 AC.

PARCEL 4
MEDICAL MALL
24.5 AC.

PARCEL 5
COMMERCIAL
18.3 AC.

PARCEL 6
COMMERCIAL
7.1 AC.

PARCEL 7
HOTEL | CONFERENCE
32.1 AC.

PARCEL 8
MIXED-USE
10.0 AC.

PARCEL 9
MIXED-USE
21.8 AC.

PARCEL 10
MIXED-USE
61.3 AC.

PARCEL 11
MIXED-USE
26.7 AC.

PARCEL 12
MIXED-USE
24.7 AC.

PARCEL 13
MU.
10.2 AC.

PARCEL 14
MIXED-USE
36.5 AC.

REGIONAL
DETENTION

F.M. 20

HUNTERS CROSSING BLVD

HOME DEPOT

SITE

VICINITY MAP
NOT TO SCALE

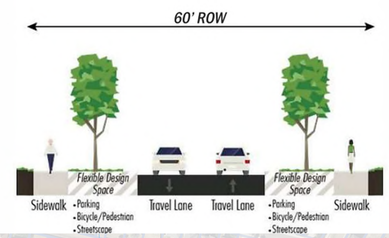
SCALE: 1" = 200'
GRAPHIC SCALE

ROADWAY DESIGNATIONS

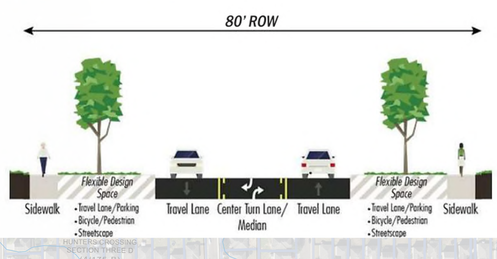
PRIMARY MULTIMODAL
(80' R.O.W. SHOWN)

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

Local Connector Street



Primary Multimodal Street



BASTROP WEST
BASTROP, TEXAS

OCTOBER 27, 2026

N

0 200 400 FT

CIRCULATION PLAN

EXHIBIT I

PLACE

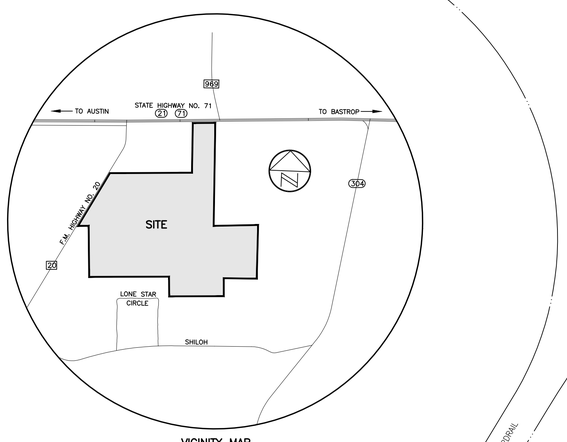
PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

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

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



VICINITY MAP

NOT TO SCALE

SCALE: 1" = 200'

GRAPHIC SCALE

200 100 0 200

LEGEND

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

THIS IS A SURFACE DRAWING.

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

1/2" REBAR WITH "CHAPARRAL" CAP SET

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

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

CITY OF BASTROP CITY LIMITS

NANCY BLAKEY SURVEY A-98

APPROXIMATE LOCATION OF SURVEY LINE

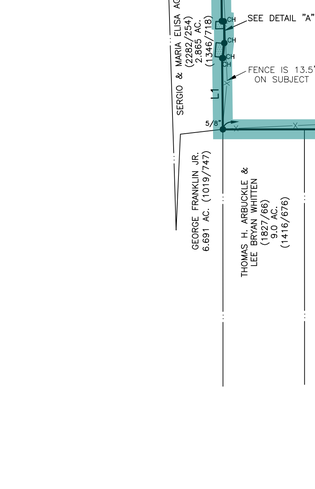
MOZEA ROUSEAU SURVEY A-56

391.719 ACRES TOTAL

PROPERTY TO BE ANNEXED

221.825 ACRES

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



Ⓐ VERNORA FRANKLIN (NO RECORD)

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

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

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

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

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

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

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

Ⓙ ROY WILLIAMS 1.1 AC. (113/544)

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

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

Ⓜ CASEY C. WAITES 1.1 AC. (201512253)

Ⓝ CIDELL MOORE 1.1 AC. (193/289)

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

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

Title Resources Guaranty Company
Independence Title

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

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

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

1) Restrictive Covenants: DELETED

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION:

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

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

FLOOD-PLAIN NOTE:

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

GENERAL SURVEY NOTES:

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

DATE OF SURVEY: July 22, 2026

ATTACHMENTS: Metes and Bounds Description

SURVEYOR'S CERTIFICATE:

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

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

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

Michael Bohuslav 07/28/26

Michael S. Bohuslav Date
Registered Professional Land Surveyor
State of Texas No. 7229

ANNEXATION EXHIBIT

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

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

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

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

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

SHEET 01 OF 01

ORDINANCE 2026-39

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

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

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

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

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

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

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

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

I

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

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

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

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

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

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

Section 7: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

[Signature Page to Follow]

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

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

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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

Exhibit A

CITY OF BASTROP AMENDED MUNICIPAL SERVICE PLAN

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

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

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

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**

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

2. **Fire Protection**

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

3. **Wastewater Facilities**

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

4. **Maintenance of Roads and Streets**

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

5. **Other Services**

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

SERVICES PROVIDED AFTER THE EFFECTIVE DATE OF ANNEXATION

1. **Solid Waste Collection**

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

SPECIFIC FINDINGS

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

TERM

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

LEVEL OF SERVICE

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

AMENDMENTS

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

SEVERABILITY

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

INTERPRETATION

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

GOVERNING LAW AND VENUE

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

NO WAIVER

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

GOVERNMENTAL POWERS

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

COUNTERPARTS

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

CAPTIONS

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

ENTIRE PLAN

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

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

Bastrop:

_____
Ismael Harris, Mayor

Property Owner:

_____
PALMS PROPERTIES LLC

Survey

Exhibit B

MUNICIPAL SERVICE PLAN

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

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

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

SERVICES PROVIDED BY THE EFFECTIVE DATE OF ANNEXATION

1. **Police Protection**

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

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

4. **Maintenance of Roads and Streets**

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

5. **Other Services**

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

SERVICES PROVIDED AFTER THE EFFECTIVE DATE OF ANNEXATION

1. **Solid Waste Collection**

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

SPECIFIC FINDINGS

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

TERM

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

LEVEL OF SERVICE

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

AMENDMENTS

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

INTERPRETATION

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

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NO WAIVER

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

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

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

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

Bastrop West PDD Architectural & Pattern Book

General Commercial (GC) & Mixed-Use (MU)

PLACE



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Disclaimer

This Architectural & Pattern Book is intended to illustrate the character, scale, and design direction envisioned for Bastrop West PDD (General Commercial and Mixed-Use).

The images, architectural styles, and building examples contained herein are conceptual in nature and are provided for reference and guidance only.

Final building designs, materials, tenants, and architectural expressions will be determined at the time of site plan and building permit review and will be subject to City of Bastrop approval, market conditions, and community input.

Nothing contained in this document guarantees the construction of any specific building style, architectural detail, or tenant mix.



Project Vision & Intent

1.1 Project Overview

1.2 Parcel-Based Organization

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1.1 Project Overview

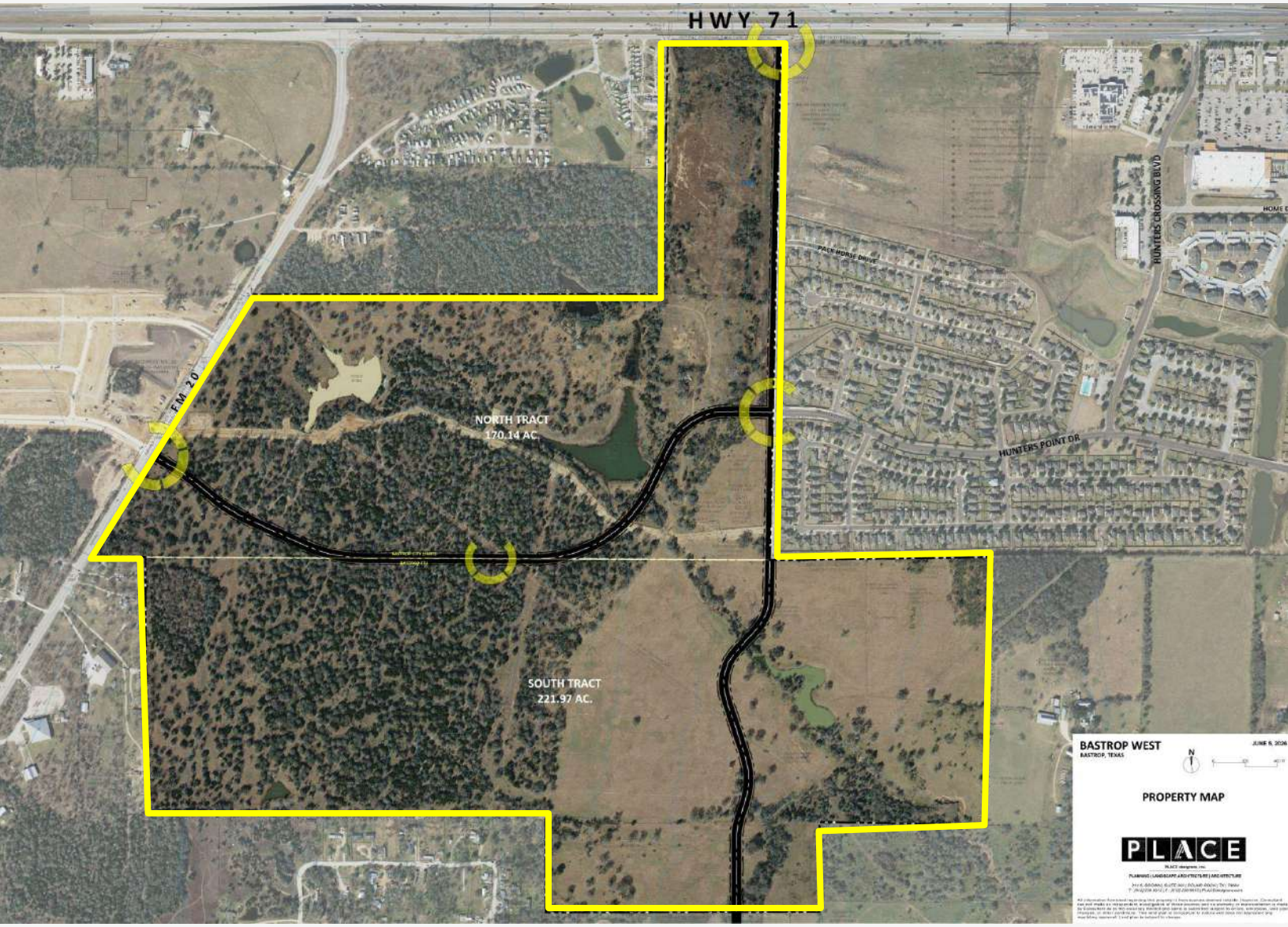
Bastrop West PDD is a 391-acre planned development district located south of State Highway 71 and east of FM 20, within the City of Bastrop and its extraterritorial jurisdiction. The project envisions a coordinated, large-scale, mixed-use community that integrates residential, commercial, civic, and open space uses to create a vibrant, walkable environment.

This Architectural Design & Pattern Book illustrates the character, scale, and design direction envisioned for Bastrop West. It presents recommended building types, streetscape patterns, and public space strategies to support a cohesive, human-scaled community.

Key Objectives:

- Foster pedestrian-oriented streets with retail, office, and residential uses integrated into walkable blocks.
- Encourage human-scale building edges that respect Bastrop's character while allowing contemporary architectural solutions.
- Support flexible building types for commercial, civic, residential/mixed-use, hospitality, medical, educational, recreation, light industrial, and open space uses.
- Ensure civic and open spaces comprise at least 10% of the overall PDD area.
- Provide design patterns that help maintain consistency, quality, and visual interest throughout the district.

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HWY 71
FM 20
NORTH TRACT
170.14 AC.
SOUTH TRACT
221.97 AC.
HUNTERS POINT DR
HUNTERS CROSSING BLVD
PACK HORSE DRIVE
BASTROP WEST
BASTROP, TEXAS
PROPERTY MAP
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1.2 Parcel-Based Organization

Bastrop West PDD is organized into **two sub-districts**, each with specific purposes:

1. **General Commercial (GC) – Parcels 1–7, ~130 acres**

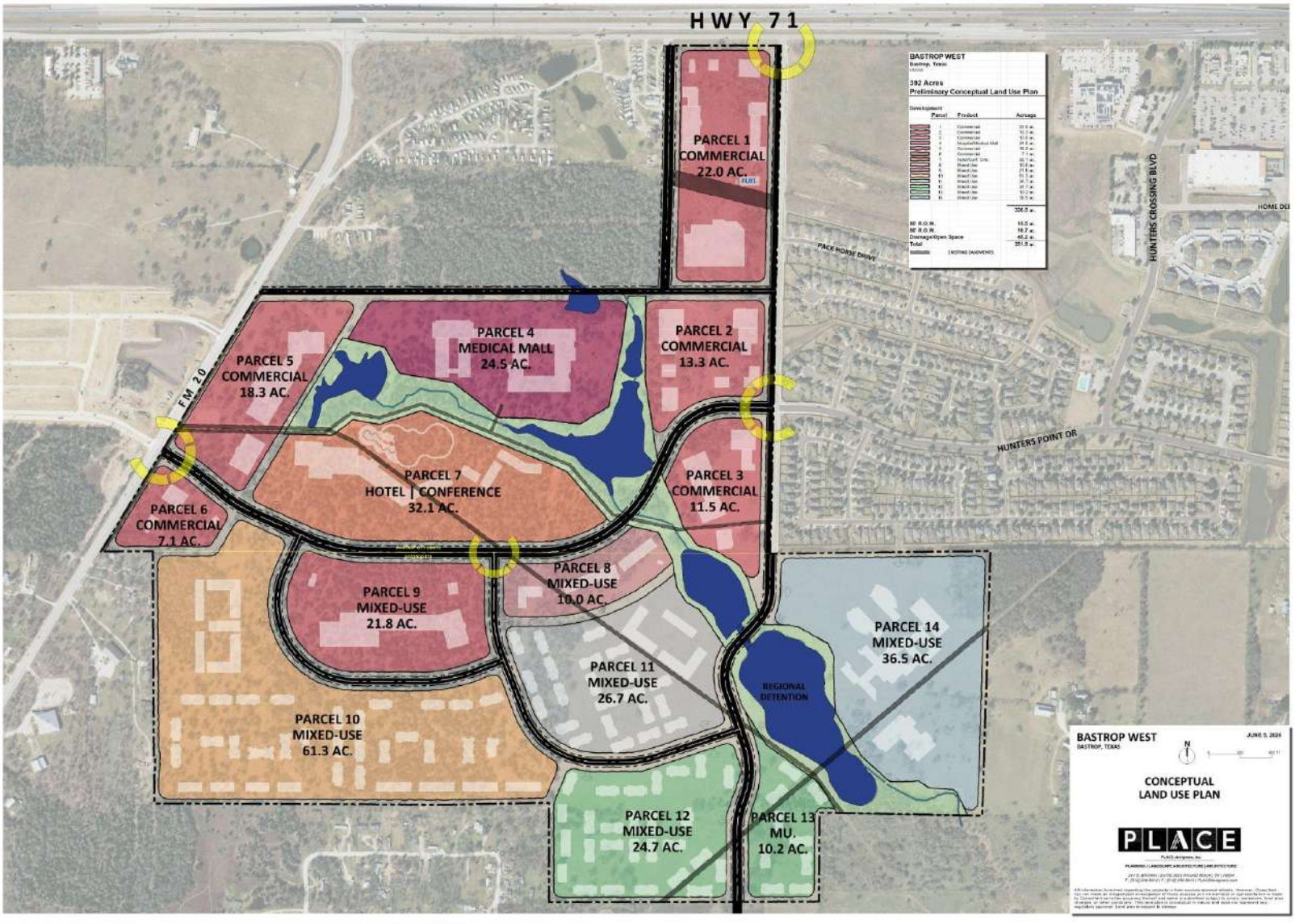
- Supports retail, office, medical, hotel/convention, and other complementary commercial uses, as well as recreational facilities, educational institutions, research and development labs, and specialized facilities such as a heliport for hospital use
- Buildings oriented to street edges, with active frontages and rear/side parking
- Typical height 1–6 stories depending on context

2. **Mixed-Use (MU) – Parcels 8–14, ~188 acres**

- Supports residential, retail, office, and civic uses, including single-family detached homes, recreational facilities, outdoor entertainment, educational institutions, and research & development labs
- Encourages compact, walkable neighborhoods
- Residential above ground-floor commercial is typical
- Typical height 1–5 stories depending on context

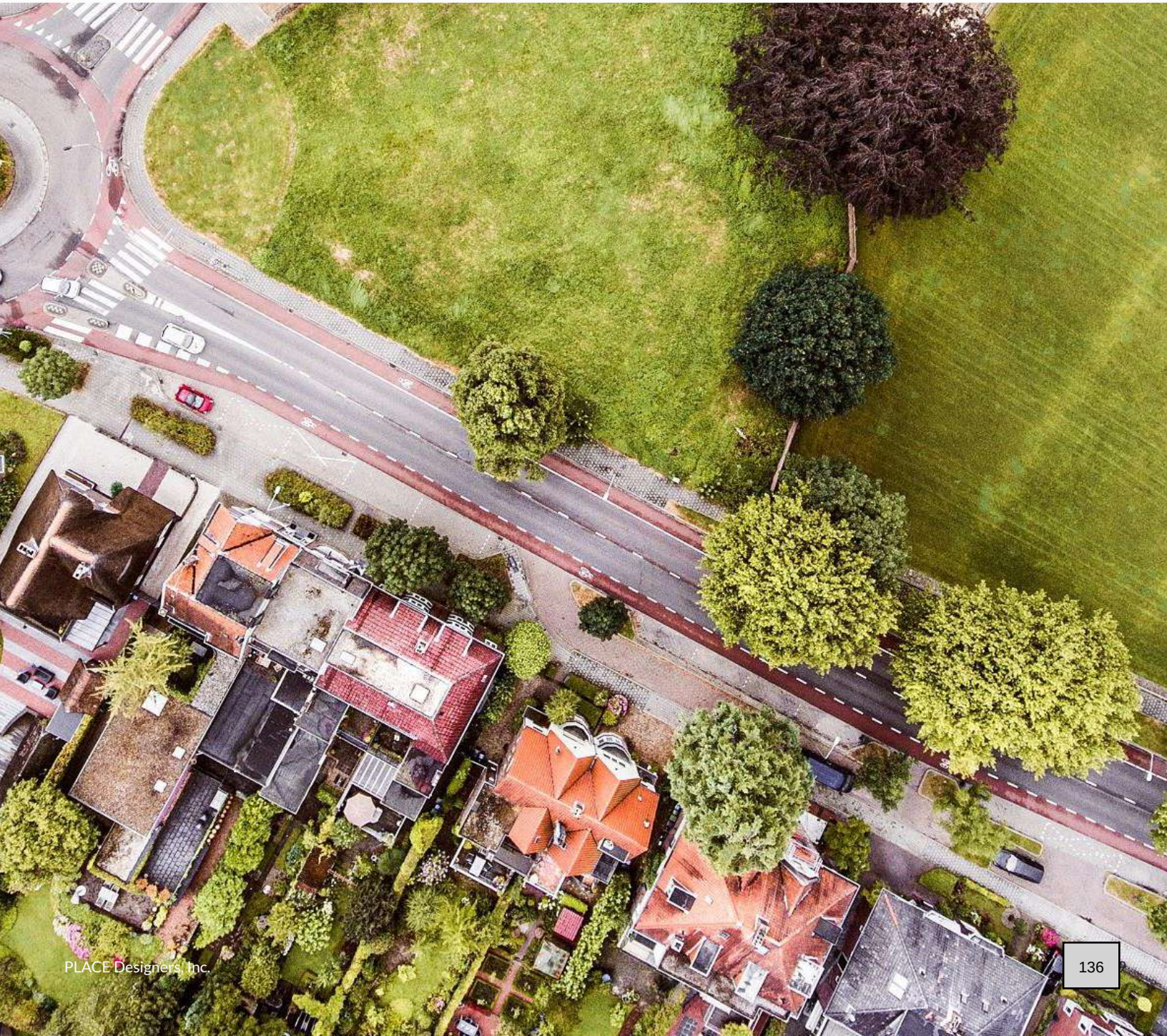
Each parcel is designated either General Commercial or Mixed-Use, allowing for coordinated development that meets both market and community needs. Sub-district boundaries and the PD Master Plan provide guidance for building placement, open space, and streetscape character.

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HWY 71
PARCEL 1
COMMERCIAL
22.0 AC.
PARCEL 2
COMMERCIAL
13.3 AC.
PARCEL 3
COMMERCIAL
11.5 AC.
PARCEL 4
MEDICAL MALL
24.5 AC.
PARCEL 5
COMMERCIAL
18.3 AC.
PARCEL 6
COMMERCIAL
7.1 AC.
PARCEL 7
HOTEL | CONFERENCE
32.1 AC.
PARCEL 8
MIXED-USE
10.0 AC.
PARCEL 9
MIXED-USE
21.8 AC.
PARCEL 10
MIXED-USE
61.3 AC.
PARCEL 11
MIXED-USE
26.7 AC.
PARCEL 12
MIXED-USE
24.7 AC.
PARCEL 13
MU.
10.2 AC.
PARCEL 14
MIXED-USE
36.5 AC.
REGIONAL
DETENTION
FM 20
PACK HORSE DRIVE
HUNTERS POINT DR
HUNTERS CROSSING BLVD
BASTROP WEST
392 Acres
Preliminary Conceptual Land Use Plan
BASTROP WEST
BASTROP, TEXAS
CONCEPTUAL
LAND USE PLAN
PLACE

Urban Design Framework

This section translates the Master Plan and Development Standards Matrix into actionable guidance for building placement, massing, and streetscape interaction. It applies to both General Commercial (GC) and Mixed-Use (MU) sub-districts, showing how buildings, open spaces, and streets work together.



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2.1 Building Placement

The goal is to define building edges and activate the street while providing flexibility for different parcel types. Each building should relate to its adjacent streets and open spaces, supporting continuous pedestrian flow.

GC Sub-District (Parcels 1–7)

- Buildings oriented toward the street frontage to define edges
- Build-to zones establish consistent setbacks: 15–20 feet typical
- Parking located behind or to the side, screened with landscaping or low walls
- Service areas and loading zones fully integrated or screened

MU Sub-District (Parcels 8–14)

- Encourages ground-floor retail with residential or office above
- Compact, walkable blocks with pedestrian-friendly setbacks (10–15 feet)
- Internal courtyards or pocket open spaces where appropriate
- Parking mostly behind buildings to preserve active street edges

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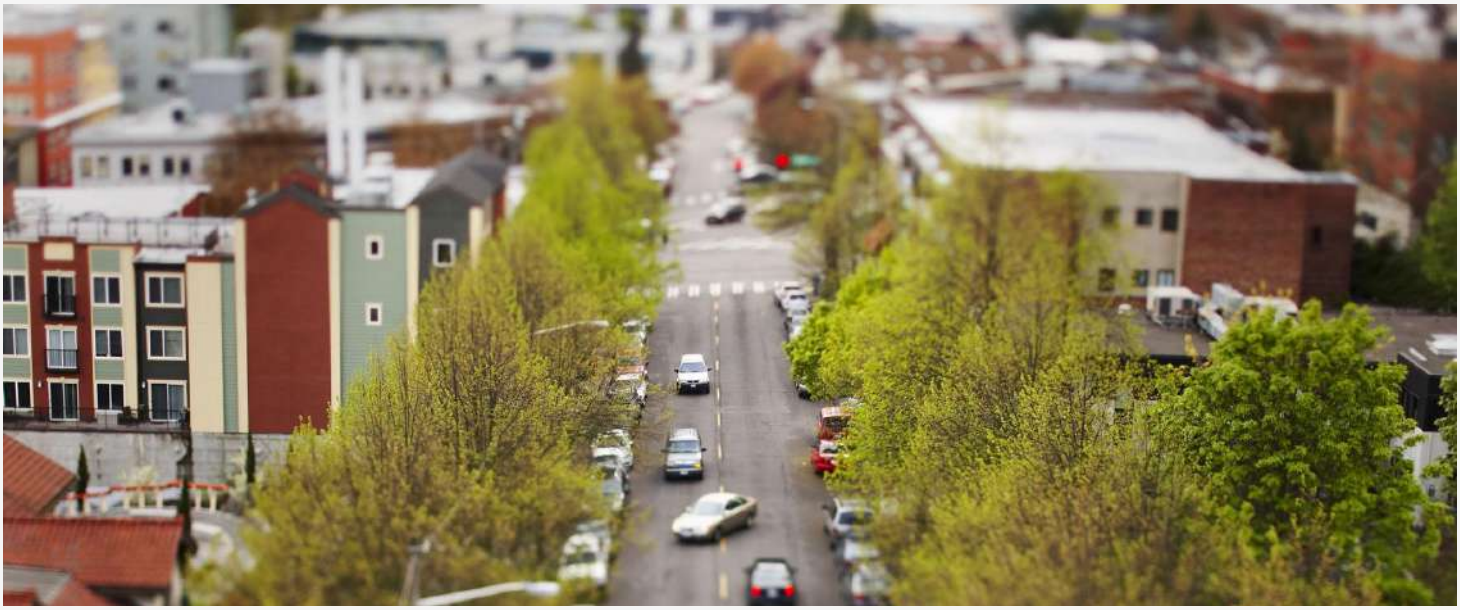
2.2 Height & Massing

General Guidelines

- 1–5 stories typical depending on parcel context
- Step-backs recommended where taller buildings face residential or open space
- Vertical articulation every 25–40 feet to break up long façades
- Taller elements (hotel, medical, mixed-use anchor) allowed where appropriate

Sub-District Notes

- **GC** – Hotel: up to 6 stories; Medical: up to 6 stories
- **MU** – Residential above retail: up to 5 stories
- Taller buildings require enhanced pedestrian engagement at street level (awnings, plazas, entries)



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2.3 Ground-Floor Activation

- Active frontages encouraged on all street-facing façades
- Minimum 60% glazing on retail façades for visibility and transparency
- Recessed entrances, awnings, and arcades for weather protection and interest
- Outdoor seating and public plazas integrated where possible
- Retail corners and mixed-use anchors should have prominent entrances and architectural emphasis



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2.4 Parking & Service Screening

- Rear-loaded or side-loaded parking preferred
- Shared parking and multimodal access encouraged, especially in MU sub-district
- Dumpster enclosures, mechanical, and service areas screened with materials matching the building
- Parking and service areas do not interrupt pedestrian flow or active frontage



2.5 Circulation & Connectivity

- Streets, sidewalks, and trails designed for safe, efficient, and accessible movement
- Internal streets align with Master Plan circulation patterns, minor adjustments allowed for trees or site constraints
- Pedestrian and bicycle connections prioritized to link all parcels and open spaces
- Off-site connections to adjacent developments or public amenities incorporated as feasible



Architectural Design Styles



STYLE 1 — **Texas Contemporary**

STYLE 2 — **Hill Country Vernacular**

STYLE 3 — **Bastrop-Inspired Commercial**

STYLE 4 — **Modern Commercial**

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Style 1 — Texas Contemporary

A sleek, modern aesthetic with clean lines and minimal detailing. Ground floors feature large glazing to engage pedestrians, while upper floors emphasize vertical rhythm and light, natural materials. Stone and stucco combine with limited metal accents, and flat or low-slope roofs with parapets create a strong, contemporary silhouette. This style works well for mixed-use corners, offices above retail, or restaurants seeking a modern, approachable identity.









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Style 1 — Texas Contemporary









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Style 2 — Hill Country Vernacular (Urban Adaptation)

Rooted in Bastrop's regional character, this style uses limestone bases, metal roofs, and deep overhangs. Arcades and covered walkways provide pedestrian comfort, while upper floors are residential or office above retail. Materials are warm and natural, with exposed structural elements scaled for urban parcels. Rooflines vary with gable or hip forms, reflecting Hill Country identity without compromising density. Ideal for civic buildings, boutique retail, or mixed-use corners emphasizing local heritage.









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Style 2 — Hill Country Vernacular (Urban Adaptation)









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Style 3 — Bastrop-Inspired Commercial

Brick façades, cornice detailing, and vertical window rhythm reference Bastrop's historic downtown without direct replication. Ground floors are transparent and active, while upper levels step back slightly or articulate bays for visual interest. Parapets, subtle trim, and neutral brick tones provide context-sensitive character. This style suits retail strips, corner anchors, or standalone GC parcels that benefit from a downtown-inspired streetscape.









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Style 3 — Bastrop-Inspired Commercial









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Style 4 — Modern Commercial

Clean, rectilinear or organic forms with strong transparency at street level. Materials mix brick, stone, stucco, and fiber cement for texture and durability. Flat roofs with parapet articulation support rooftop terraces on residential or office upper floors. Windows are large and proportioned for rhythm across façades. This style is optimal for dense mixed-use blocks, urban retail, and corner anchors seeking a contemporary, urban identity that integrates with Bastrop West's modern framework.









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Style 4 — Modern Commercial











Building Components Standard

This section defines key building elements for Bastrop West PDD and aligns them with the Master Plan and Development Standards Matrix. The guidance applies to both General Commercial (GC) and Mixed-Use (MU) parcels, emphasizing flexibility, clarity, and a walkable, pedestrian-oriented environment.



4.1
Façade & Storefront



4.3
Materials & Finish



4.2
Roof & Parapets



4.4
Illustration & Pattern Guidance

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4.1 Façade & Storefront

Buildings are organized into base, middle, and top layers to create a clear sense of scale and rhythm along the street. The base engages pedestrians through transparent glazing, inviting entries, and durable materials. Ground-floor commercial spaces are active, with recessed or covered entrances, optional awnings, and areas for outdoor seating where appropriate. The middle defines the bulk of the building with repeating bays, modules, or subtle articulation, while the top provides a finished roofline or parapet, ensuring the structure feels complete and human-scaled. This combination of layering and activation creates visual interest, pedestrian comfort, and functional streetscapes.







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4.2 Roof & Parapets

Roof forms vary depending on architectural style. Modern and contemporary buildings typically feature flat or low-slope roofs with articulated parapets, while Bastrop-inspired or Hill Country styles may include gable or hip roofs. Rooftop equipment is concealed from street view, and terraces or amenity spaces are encouraged on upper floors for residential or office uses. Rooflines are designed to complement the building's massing and character, creating a distinct silhouette while maintaining visual continuity along streets.







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4.3 Materials & Finish

Material selection balances durability, texture, and regional identity. Preferred materials include brick, stone veneer, stucco, and fiber cement panels, with limited use of metal accents to add visual interest. Materials at ground-floor façades should feel substantial and permanent, while upper floors may incorporate lighter textures to create contrast. Vinyl siding, EIFS at base, or highly reflective glass are discouraged. Colors should be warm, neutral, and complementary, with accent tones used sparingly to highlight entries or architectural features rather than dominate façades.







4.4 Illustrative & Pattern Guidance

Each component is illustrated through diagrams, images, or material icons, showing examples of roof forms, window patterns, façade layering, and street-level activation. Captions provide concise guidance without prescribing exact solutions, allowing developers and designers to adapt the framework across parcels and styles. This visual approach ensures the standards are easy to understand, implement, and review by planners, Council, and design teams alike.









Mixed-Use & Commercial Building Typologies

This section presents typical building configurations for General Commercial (GC) and Mixed-Use (MU) parcels within Bastrop West. The goal is to illustrate how buildings relate to streets, parcels, and each other, creating a cohesive, walkable environment while maintaining flexibility for site-specific conditions.



5.1
Vertical Mixed-Use Buildings



5.3
Standalone Commercial Buildings



5.2
Corner & Anchor Buildings



5.4
Parcel-Based Flexibility & Integration

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5.1 Vertical Mixed-Use Buildings

Vertical mixed-use buildings place active retail or commercial spaces at ground level, with residential units above. Ground-floor spaces engage pedestrians through transparent storefronts, inviting entries, and opportunities for outdoor seating. Upper floors are organized to provide privacy, natural light, and functional layouts for residential use. Balconies or terraces may be incorporated where appropriate to enhance livability and visual interest. The overall massing articulates vertically to maintain human scale along streets, while taller elements at corners or key intersections provide wayfinding cues and architectural emphasis.









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5.2 Landmark Buildings

Landmark buildings are strategically located on prominent corners or key parcels to reinforce intersections and provide visual orientation within the development. These buildings may incorporate enhanced architectural expression, additional height within permitted limits, and transparency along multiple frontages to strengthen their relationship to adjoining streets. Clearly defined entrances, articulated rooflines, and coordinated materials ensure these structures serve as focal points while maintaining compatibility with surrounding General Commercial and Mixed-Use parcels.









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5.3 Standalone Commercial Buildings

Standalone commercial pads are oriented to address the street, with parking placed behind or to the side. These buildings are designed to be visually complete from all sides, incorporating consistent materials, façade layering, and clear rooflines. Entrances, glazing, and optional awnings create pedestrian interest even where the building is detached. Landscaping, sidewalks, and pedestrian connections help integrate these pads into the broader site context, maintaining a connected, walkable character across the development.









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5.4 Parcel-Based Flexibility & Integration

Each building type adapts to the parcel's size, zoning designation, and intended use. GC parcels focus on commercial and service-oriented uses, including offices, retail, medical facilities, or hospitality, while MU parcels emphasize a mix of residential and supporting commercial uses, including apartments, townhomes, live/work units, and neighborhood-serving retail. The typologies are intentionally flexible, allowing variation in height, massing, and façade treatment while maintaining consistency with the Master Plan.









Street Sections & Public Realm



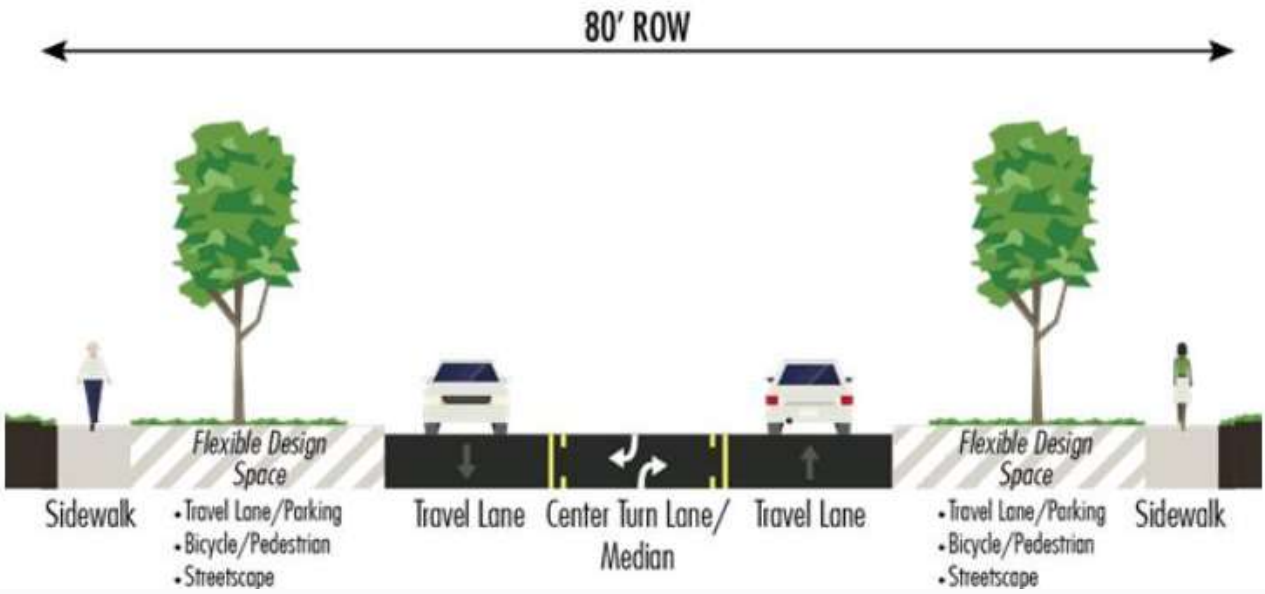
The following street sections are adopted from the Bastrop West regulating framework and illustrate the intended public realm character for General Commercial and Mixed-Use parcels. These sections define sidewalk widths, landscape zones, travel lanes, and on-street parking where applicable.

Consistent with the Bastrop 2036 Comprehensive Plan, the street network is designed to promote walkability, connectivity, and context-sensitive development. Streets are envisioned not only as vehicular corridors but as public spaces that support pedestrian activity, economic vitality, and neighborhood identity. Sidewalks are scaled to accommodate comfortable pedestrian movement, outdoor seating where appropriate, and street trees that provide shade and visual continuity.

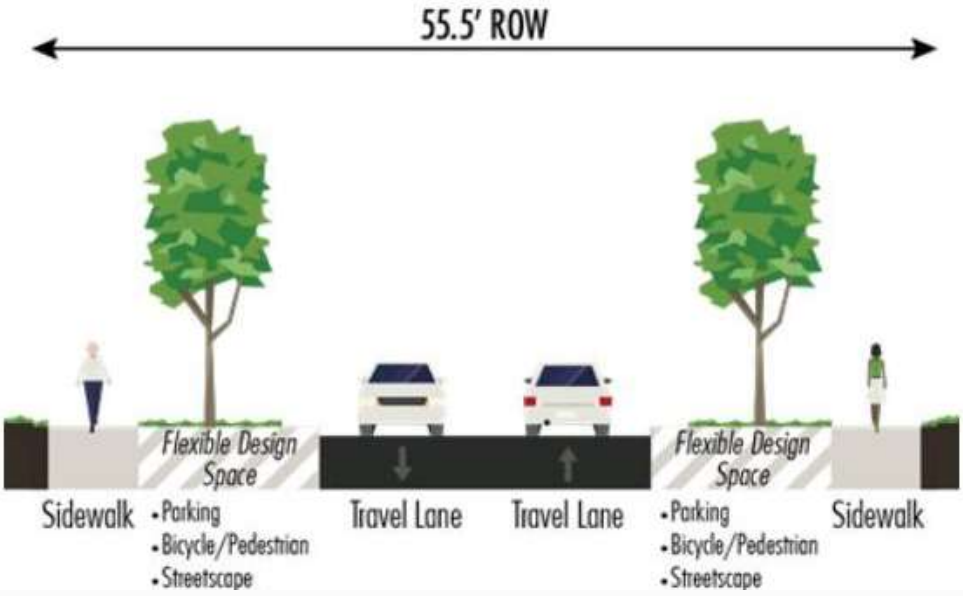
Landscape zones serve as both aesthetic and functional buffers, enhancing safety and comfort while reinforcing Bastrop's natural character. On-street parking, where incorporated, contributes to traffic calming and supports adjacent retail and mixed-use activity. Travel lanes are designed to balance efficient mobility with pedestrian safety, reflecting the City's emphasis on human-scaled development and multimodal access.

Together, these elements establish a cohesive public realm framework that supports vibrant commercial corridors and walkable mixed-use environments while remaining adaptable to site-specific conditions.

Primary Multimodal Street (80' ROW)



Local Connector Street (55.5' ROW)





Compliance Matrix

9.1 Land Use Organization

9.2 Building Placement

9.3 Building Height

9.4 Ground Floor Activation

9.5 Architectural Character

9.6 Materials & Roof Forms

9.7 Parking & Site Design

9.8 Landscaping & Open Space

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The following summary describes how the Bastrop West Pattern Book aligns with the approved Development Standards and Master Plan framework for General Commercial (GC) and Mixed-Use (MU) parcels.

9.1 Land Use Organization

Standard: Parcels are designated as either General Commercial or Mixed-Use.

Alignment: The Pattern Book defines building typologies specific to commercial-only parcels and vertical mixed-use parcels, ensuring land uses are clearly organized and consistent with the regulating framework.

9.2 Building Placement

Standard: Buildings are oriented toward streets with defined setbacks and pedestrian frontage.

Alignment: The Urban Design Framework establishes build-to zones and emphasizes street-oriented façades, reinforcing walkability and consistent block definition.

9.3 Building Height

Standard: Maximum heights are regulated by parcel designation.

Alignment: Architectural styles and typologies reflect permitted height ranges and incorporate articulation, step-backs, and human-scaled elements where appropriate.

9.4 Ground Floor Activation

Standard: Street-facing façades should promote pedestrian engagement and transparency.

Alignment: Façade and storefront guidance prioritizes glazing, recessed entries, shading elements, and active frontage conditions.

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9.5 Architectural Character

Standard: Development should use quality materials and maintain cohesive design character.

Alignment: Four defined architectural styles provide a cohesive yet flexible framework that supports regional identity and long-term durability.

9.6 Materials & Roof Forms

Standard: Exterior materials must be durable, and rooftop equipment must be screened.

Alignment: Building component standards emphasize brick, stone, stucco, and fiber cement materials, with articulated rooflines and screened mechanical equipment.

9.7 Parking & Site Design

Standard: Parking should not dominate street frontage and must be appropriately screened.

Alignment: Building typologies prioritize side- and rear-loaded parking configurations, with integrated landscape screening and pedestrian connections.

9.8 Landscaping & Open Space

Standard: Streetscapes and parking areas require landscape treatment and buffering.

Alignment: Landscape guidance reinforces street trees, pedestrian zones, parking lot screening, and integrated open space throughout the development.

This Pattern Book provides conceptual architectural and site design guidance consistent with the Bastrop West Development Standards. Final site plans and building designs will be reviewed in accordance with applicable City regulations at the time of submission.

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SUPER TARGET
CINEMARK
ENDEAVOR
PETSMART
DOLLAR TREE
BOOKS
Office DEPOT
Academy
DOLLAR TREE


H-E-B
Fresh Foods






Baseball & Softball Academy



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STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on the second reading for Ordinance No. 2026-48 to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential and Residential Mixed Density to Mixed-Use Corridor Commercial for the area being described as 157.814 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas for the development commonly known as Bastrop West.

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

ITEM DETAILS:

Site Address:	169 FM 20 Bastrop, TX 78602
Total Acreage:	157.814 acres
Acreage Rezoned:	157.814 acres
Legal Description:	157.814 acres out of the Nancy Blakey Abstract
Property Owner:	Palms Properties LLC
Agent Contact:	Philip Wanke/ PLACE Designers Inc
Existing Use:	Vacant/Undeveloped
Existing Zoning:	Rural Residential
Proposed Zoning:	PDD Planned Development District
Current Future Land Use Designation:	Neighborhood Residential/Residential Mixed Density
Proposed Future Land Use Designation:	Mixed-Use Corridor Commercial

BACKGROUND/HISTORY:
The applicant has submitted a Planned Development District Zoning Application for *Bastrop West* requesting to rezone the property from **Rural Residential (RR)** to **Planned Development District (PDD) with a base zoning of Mixed Use and General Commercial** to allow for multiuse development. The current Future Land Use Map (FLUM) designation within the Comprehensive Plan does not support this rezoning request. Sec 14.13.002, *Zoning Procedures*, establishes that one of the criteria for approving a zoning change is consistency with the Comprehensive Plan and applicable master plans such as transportation, utilities, and/or parks/opens space). Therefore, the Future Land Use Map (FLUM) must be amended prior to consideration of the requested zoning change.

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

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

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

> ***Neighborhood Residential*** – "Traditional single-family and low-density housing, ensuring neighborhood stability. Traditional single-family and low-density housing areas, ensuring neighborhood stability. Previously Neighborhood Residential."
>
> ***Residential Mixed Density*** – "Allows a blend of housing types (single-family, townhouses, small multifamily), promoting diverse living options. Adds the missing middle options for diverse housing choices. Previously Transitional Residential."

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

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

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

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

Sec. 213.003. Adoption of Amendment of Comprehensive Plan

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

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

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

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

The Planning & Zoning Commission reviewed and made a recommendation to City Council at their October 29, 2026, meeting to approve the request.

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

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

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

A published notice was placed in the Elgin Courrier on October 1st, and mailed notices were sent to property owners within 200 feet of the property. At the time of this report, no public comments have been received.

PUBLIC NOTICE:
The Bastrop Development Code requires a public hearing before the Planning and Zoning Commission followed by City Council consideration. For PDDs, mailed notice is provided to property owners within 500 feet and a zoning notice sign must remain posted through final Council action. Because the Comprehensive Plan Amendment is done jointly with the PDD, the Comprehensive Plan Amendment was notified the same way.

Newspaper Notice in the Elgin Courrier: October 1, 2026
Mailed Notice to Property Owners within 500 ft: October 12, 2016
Zoning Sign Posted on the property: October 2, 2026

At the time of this report, there were three (3) public comments received in opposition and one (1) public comment received in favor.

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:
The Planning and Zoning Commission is scheduled to make a recommendation to the City Council at their regularly scheduled meeting on October 29, 2026.

CITY COUNCIL:
The City Council held a public hearing and considered this item for its first reading at the November 3, 2026, meeting. The item was approved unanimously with a vote of 5-0.

STAFF RECOMMENDATION:
Consider and act on the second reading for Ordinance No. 2026-48 to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial,

Neighborhood Residential and Residential Mixed Density to Mixed-Use Corridor Commercial for the area being described as 157.814 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas for the development commonly known as Bastrop West.

ATTACHMENTS:

- Ordinance No. 2026-48
- Attachment 1 – Location Map
- Attachment 2 – Existing and Proposed Future Land Use Map
- Attachment 3 – Future Land Use Map Descriptions

ORDINANCE NO. 2026-48

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, APPROVING A REQUEST FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE AREA DESCRIBED AS BEING 157.814 +/- ACRES OUT OF THE NANCY BLAKEY ABSTRACT 98, EAST OF FM 20, LOCATED AT 169 FM 20, MORE COMMONLY KNOWN AS BASTROP WEST; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, CODIFICATION, EFFECTIVE DATE, PROPER NOTICE, AND MEETING.

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

WHEREAS, pursuant to Texas Local Government Code Chapters 213, the governing body of a municipality may adopt a comprehensive plan for the long-range development of the city, which may include planning for land use, transportation and public facilities and shall be adopted by Ordinance; and

WHEREAS, the City of Bastrop, Texas (City) is a Home-rule City acting under its Chapter 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 August 20, 2026, Place Designers submitted a request for an amendment to the Future Land Use Map to change the area from Neighborhood Residential and Residential Mixed Density to Mixed Use Corridor Commercial land use; and

WHEREAS, City Staff reviewed the request for the amendment of the comprehensive plan and finds it to be justifiable based upon the proposed uses surrounding the property in the Future Land Use Map adoption that happened in May 2025; and

WHEREAS, pursuant to Texas Local Government Code Chapter 213, the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence and as required by the City Charter; and

WHEREAS, the City of Bastrop Planning and Zoning Commission held a public hearing on October 29, 2026, and made a recommendation to approve the

comprehensive plan amendment request with a unanimous vote of 7-0; and

WHEREAS, the City Council has reviewed this request for an amendment to the Future Land Use Map, and finds the request to be reasonable and proper under the circumstances.

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

Section 1. **Findings of Fact.** The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The property, 157.814 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, is being amended on the Future Land Use Map from Neighborhood Residential and Residential Mixed Density to Mixed Use Corridor Commercial, located at 169 FM 20, within the City Limits of Bastrop, Texas as more particularly known as Bastrop West as shown in Exhibit A.

Section 3. **Severability.** If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 4. **Codification.** The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

Section 5. **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 6. **Effective Date.** This Ordinance shall be effective immediately upon passage and publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

Section 7. **Proper Notice and Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signature page to follow]

READ & ACKNOWLEDGED on First Reading on this the 3rd day of November 2026.

READ & ADOPTED on Second Reading on this the 17th day of November 2026.

APPROVED:

by:_____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello City Secretary

APPROVED AS TO FORM:

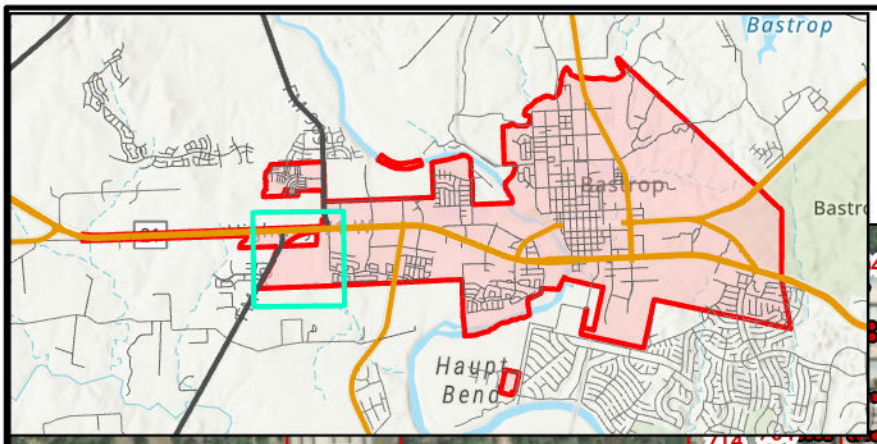
_____
City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.

EXHIBIT A

BASTROPTX

Attachment 1
Notification Map

169 FM 20, Bastrop, TX 78602



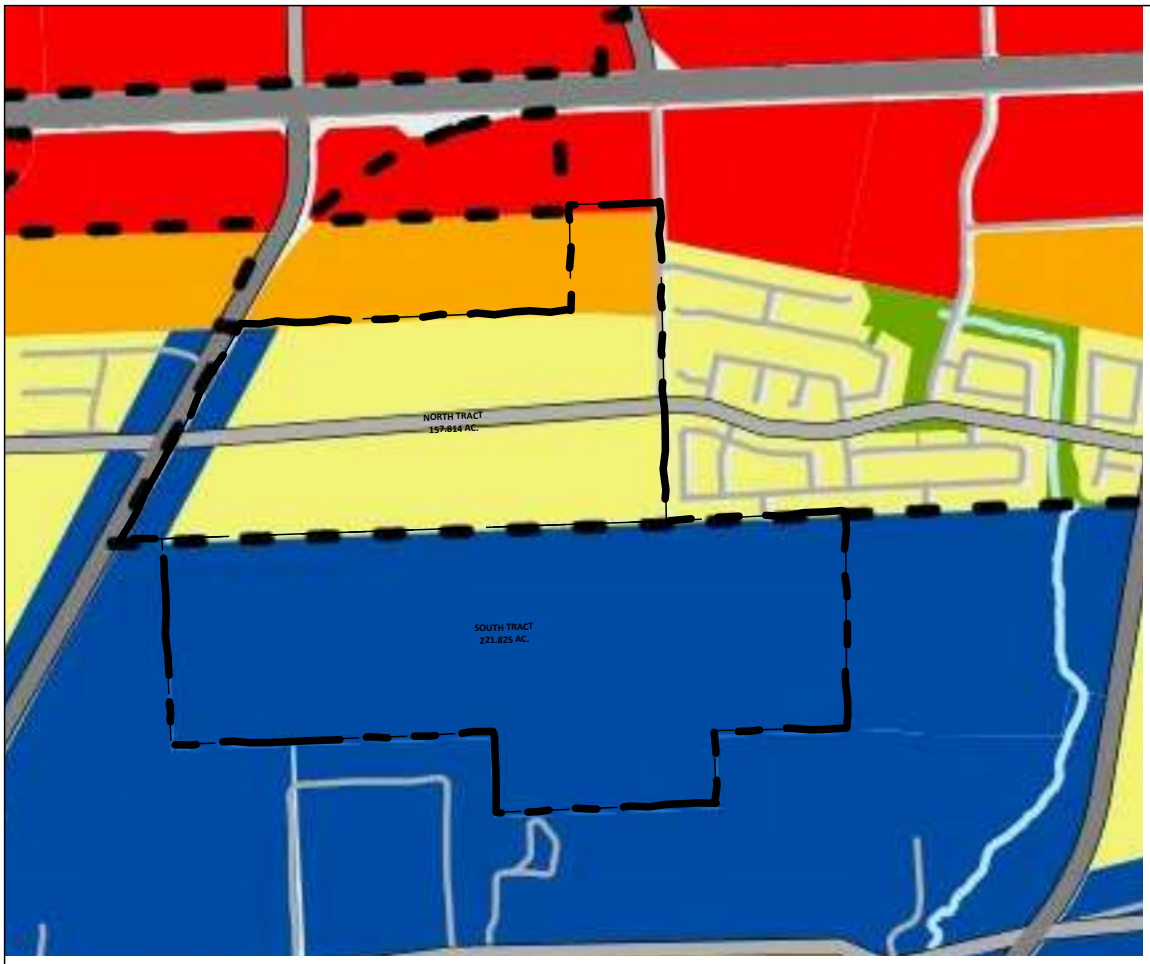
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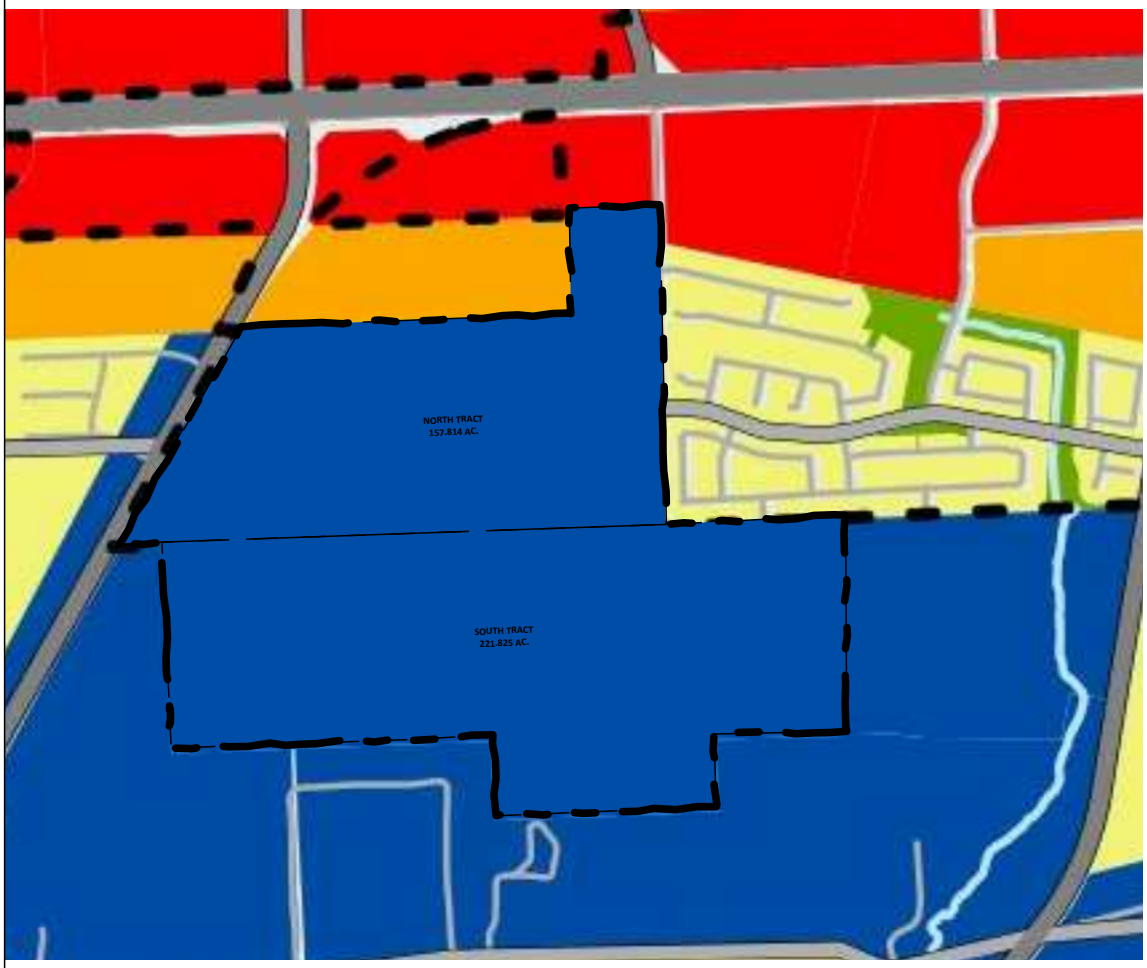
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10/21/2026

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



EXISTING FUTURE LAND USE DESIGNATION



PROPOSED FUTURE LAND USE DESIGNATION

Legend

Future Land Use

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

BASTROP WEST

BASTROP, TEXAS

FUTURE LAND USE EXHIBIT A

OCTOBER 27, 2026

N

0 750 1,500FT

PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

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

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

BASTROP LAND USE CATEGORIES: GENERAL DESCRIPTIONS

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

FIGURE 5.6. FUTURE LAND USE CATEGORIES

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

PARKS AND OPEN SPACE

MAP LEGEND:
(Page 5-8)



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







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

INTENT AND CHARACTER

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

DEVELOPMENT INTENSITY

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

APPROPRIATE LAND USES

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

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

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

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

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

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

GUIDANCE AND INTERPRETATION

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

B3 CODE CONSIDERATIONS

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

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

RESIDENTIAL CONSERVATION/ESTATE

MAP LEGEND:
(Page 5-8)



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







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

INTENT AND CHARACTER

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

DEVELOPMENT INTENSITY

RESIDENTIAL DEVELOPMENT

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

NON-RESIDENTIAL DEVELOPMENT

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

B3 CODE CONSIDERATIONS

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

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

APPROPRIATE LAND USES

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

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

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

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

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

GUIDANCE AND INTERPRETATION

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

NEIGHBORHOOD RESIDENTIAL

MAP LEGEND:
(Page 5-8)



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







Examples of detached, single family homes.

INTENT AND CHARACTER

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

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

DEVELOPMENT INTENSITY

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

B3 CODE CONSIDERATIONS

Applies mostly to: P3 (Neighborhood)

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

APPROPRIATE LAND USES

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

Commercial: Not appropriate.

Industrial: Not appropriate.

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

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

GUIDANCE AND INTERPRETATION

- **Neighborhood Connectivity:** *Streets should support efficient vehicular circulation while ensuring safe pedestrian access to parks, trails, and community spaces.*
- **Transitions Between Uses:** *Where residential areas meet other land uses, appropriate buffering, landscaping, and density transitions should ensure compatibility.*
- **Green Space Integration:** *Parks, open spaces, and natural buffers should be incorporated, especially near floodplains, drainage corridors, and environmentally sensitive areas.*
- **Infrastructure Considerations:** *New development must account for adequate road access, utility capacity, and storm water management to avoid negative impacts on existing neighborhoods.*
- **Preservation of Character:** *Design standards should maintain neighborhood identity by encouraging consistent setbacks, architectural styles, and landscaping while allowing for some housing variety.*
- **Established vs. New Neighborhoods:** *Traditional neighborhoods tend to have lower densities and uniform housing types, whereas newer developments may incorporate greater housing diversity at slightly higher densities. When new neighborhoods are adjacent to established ones, careful consideration should be given to:*
  - *Density transitions – Gradual shifts in lot sizes and housing types to ensure compatibility.*
  - *Mobility impacts – Sidewalks, trails, and traffic-calming measures to enhance connectivity.*
  - *Design consistency – Architectural and landscaping elements that respect existing neighborhood character.*

RESIDENTIAL MIXED DENSITY

MAP LEGEND:
(Page 5-8)



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







Examples of multifamily housing including duplexes and four-plexes.

INTENT AND CHARACTER

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

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

DEVELOPMENT INTENSITY

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

B3 CODE CONSIDERATIONS

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

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

APPROPRIATE LAND USES

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

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

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

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

GUIDANCE AND INTERPRETATION

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

NEIGHBORHOOD COMMERCIAL

MAP LEGEND:
(Page 5-8)



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







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

INTENT AND CHARACTER

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

DEVELOPMENT INTENSITY

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

B3 CODE CONSIDERATIONS

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

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

APPROPRIATE LAND USES

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

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

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

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

GUIDANCE AND INTERPRETATION

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

CORRIDOR COMMERCIAL

MAP LEGEND:
(Page 5-8)



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







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

INTENT AND CHARACTER

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

DEVELOPMENT INTENSITY

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

B3 CODE CONSIDERATIONS

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

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

APPROPRIATE LAND USES

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

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

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

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

GUIDANCE AND INTERPRETATION

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

MIXED-USE CORRIDOR COMMERCIAL

MAP LEGEND:
(Page 5-8)



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







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

INTENT AND CHARACTER

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

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

DEVELOPMENT INTENSITY

- *Moderate to high, depending on the surrounding context.*

B3 CODE CONSIDERATIONS

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

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

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

APPROPRIATE LAND USES

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

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

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

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

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

GUIDANCE AND INTERPRETATION

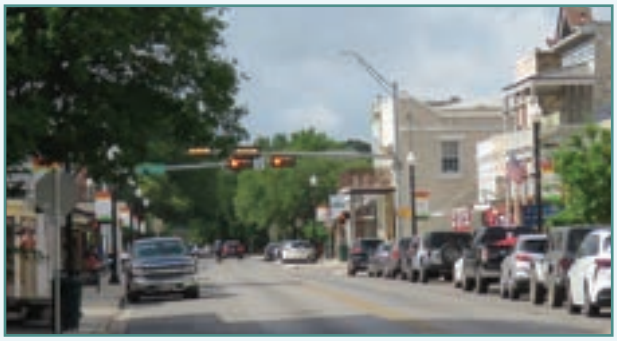
- ***Site Design and Layout:*** *Flexible building configurations should allow for adaptation to different uses over time. Buildings should address the street and create a walkable, pedestrian-friendly frontage.*
- ***Multi-modal Connectivity:*** *Sites should be connected to sidewalks, transit routes,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

DOWNTOWN COMMERCIAL

MAP LEGEND:
(Page 5-8)



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







Examples of historic structures in a downtown setting.

INTENT AND CHARACTER

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

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

DEVELOPMENT INTENSITY

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

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core)

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

APPROPRIATE LAND USES

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

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

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

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

GUIDANCE AND INTERPRETATION

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

INDUSTRIAL

MAP LEGEND:
(Page 5-8)



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







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

INTENT AND CHARACTER

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

DEVELOPMENT INTENSITY

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

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core)

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

APPROPRIATE LAND USES

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

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

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

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

GUIDANCE AND INTERPRETATION

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

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider action to approve the second reading of Ordinance No. 2026-46 of the City Council of the City of Bastrop, Texas, amending the operating and capital budget for the Fiscal Year 2027 in accordance with existing statutory requirements; appropriating the various amounts herein attached as Exhibit A; repealing all prior ordinances and actions in conflict herewith; establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Judy Sandroussi, Finance Director and Lance Dodge, Streets & Drainage Director

BACKGROUND/HISTORY:
The City Council adopted the FY2027 budget on September 8, 2026. Exhibit A to Ordinance No. 2026-43 outlines each proposed budget amendment for FY2027 in detail.

According to the Financial Management Policy, budgetary control is maintained at the department level for all Funds exceeding $25,000. Any interdepartmental transfer over $25,000 requires City Council approval.

The City Charter also stipulates that all budget amendments must be enacted by Ordinance.

FISCAL IMPACT:
See Exhibit A Fiscal Year 2027 Operating and Capital Budget Amendment detail and Exhibit B Ordinance. Exhibit A identifies the account that will provide the funding for the specified transaction.

RECOMMENDATION:
Judy Sandroussi, Finance Director recommends approval of the SECOND reading of Ordinance No. 2026-46 of the City Council of the City of Bastrop, Texas, amending the operating and capital budget for the Fiscal Year 2027 in accordance with existing statutory requirements; appropriating the various amounts herein attached as Exhibit A; repealing all prior ordinances and actions in conflict herewith; establishing an effective date.

ATTACHMENTS:

1. Exhibit A – Fiscal Year 2027 Operating and Capital Budget Amendment detail
2. Exhibit B – Ordinance No. 2026-46 Adopting the FY2027 Budget Amendment

Exhibit A

City of Bastrop
FY2027 Operating and Capital Budget Amendments
Ordinance No. 2026-46

Amendment #1 - Right-of-way Topographic Survey for Sidewalk Design

Consideration of a budget adjustment to appropriate funds for a right-of-way topographic survey for sidewalk design (see details below) to be funded from Streets Fund Balance

	General Ledger #	GL Description	Increase (Decrease)
Increase	995-18-00-6003 plus the project code (each street has a project code)	Survey (Streets)	$ 172,370

Details:

*Abstract all adjoining deeds and create an AutoCAD boundary base map
*Texas811 Call and Coordination
*Set Project Horizontal and Vertical Control and create a control sheet for plan set
*Locate boundary corners along route and establish right-of-way/boundary lines to be used for the sidewalk design
*Design Topographic Survey of 11,355 total linear foot Project Corridor
*Resolved ROW for each project corridor

Summary of Costs by Project:

	Linear Feet (approximately)	Street Name	$ Amount
	2,750	Pine Street	$ 37,465
	1,625	Buttonwood Street	$ 28,315
	1,120	Pecan Street	$ 25,830
	3,685	Linden Street	$ 45,865
	2,175	Main Street	$ 34,895
Total	11,355		$ 172,370
	(approximately 2.15 miles)		

Datapoint Survey & Mapping II, LLC
TBPELS Firm #10194585
12400 Network Blvd, Ste 130
San Antonio, TX 78249
https://datapointsurveying.com/
info@datapointsurveying.com
P: 726-777-4240 | F: 726-777-4241

Proposal for
Right-of-way Topographic Survey for Sidewalk Design
City of Bastrop, Bastrop County, Texas

Date: September 25, 2026

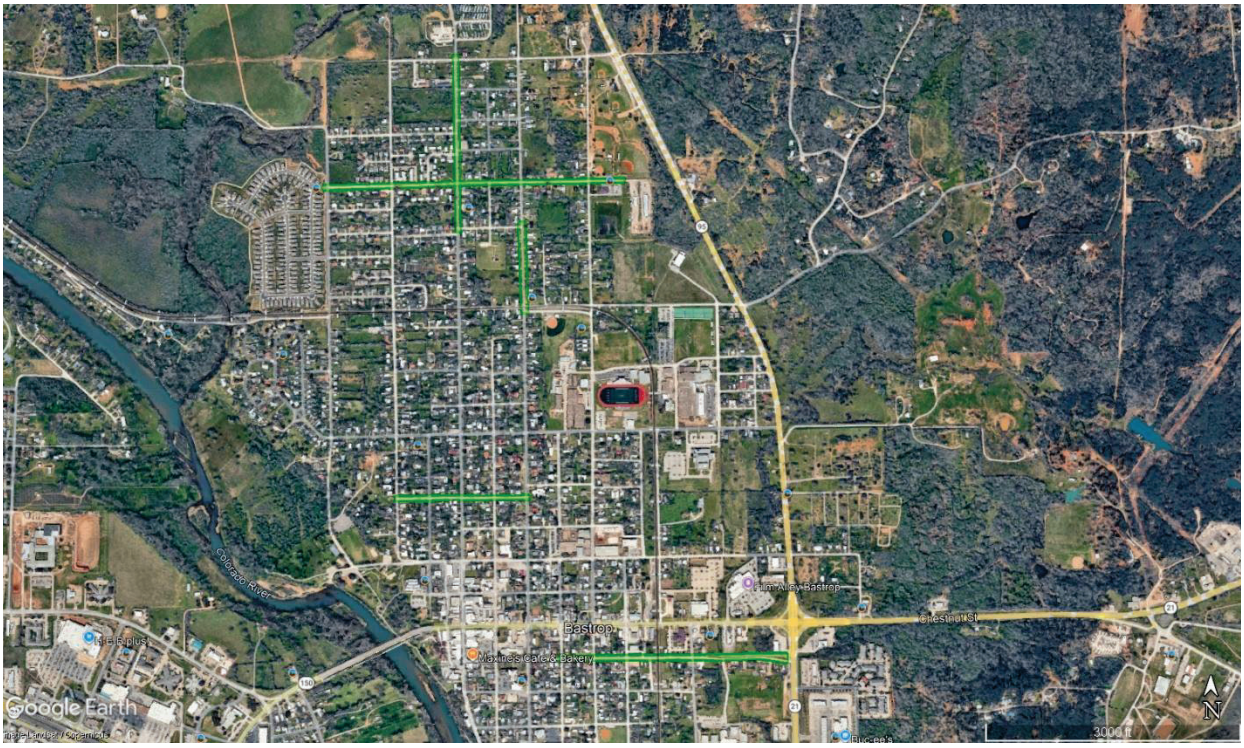
Attn: Vivianna Andres

Prepared By:
Adrian E. Reyes, RPLS
Regional VP of Survey Operations
c: 210-777-0041
d: 726-777-4235
e: adrian@datapointsurveying.com

Project Site

EXHIBIT A

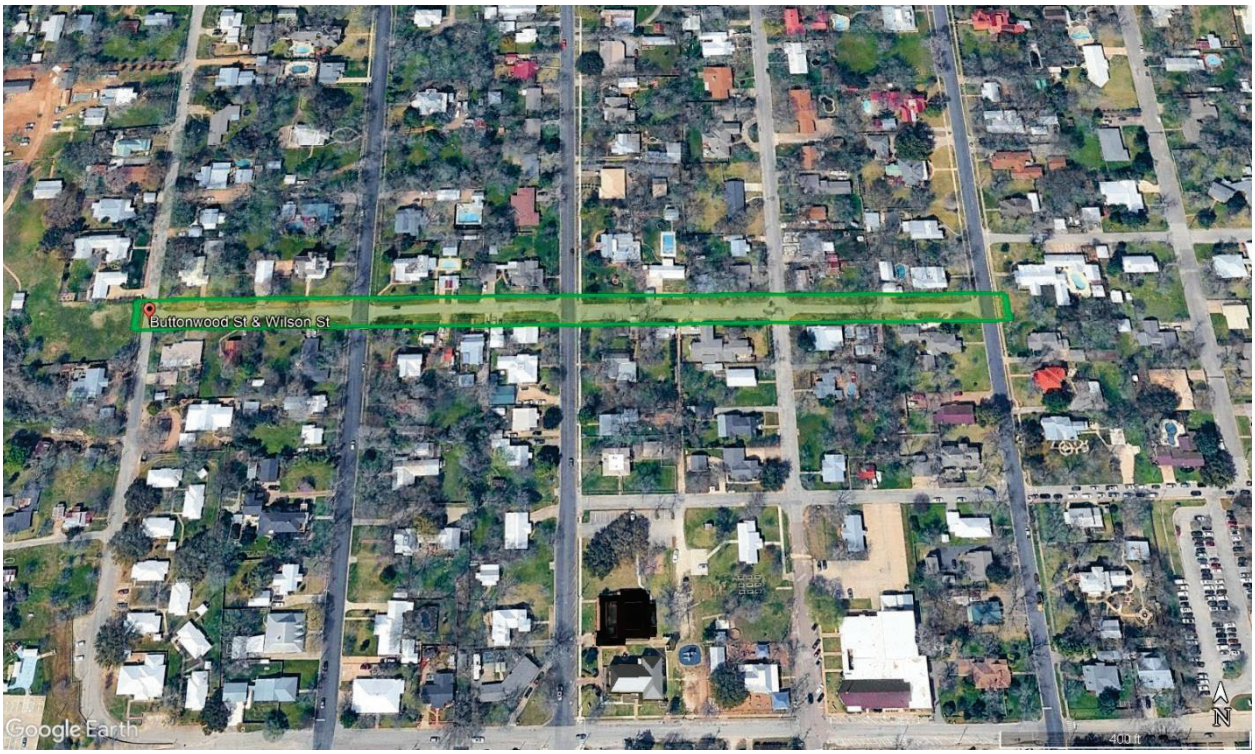
Overall Site Map



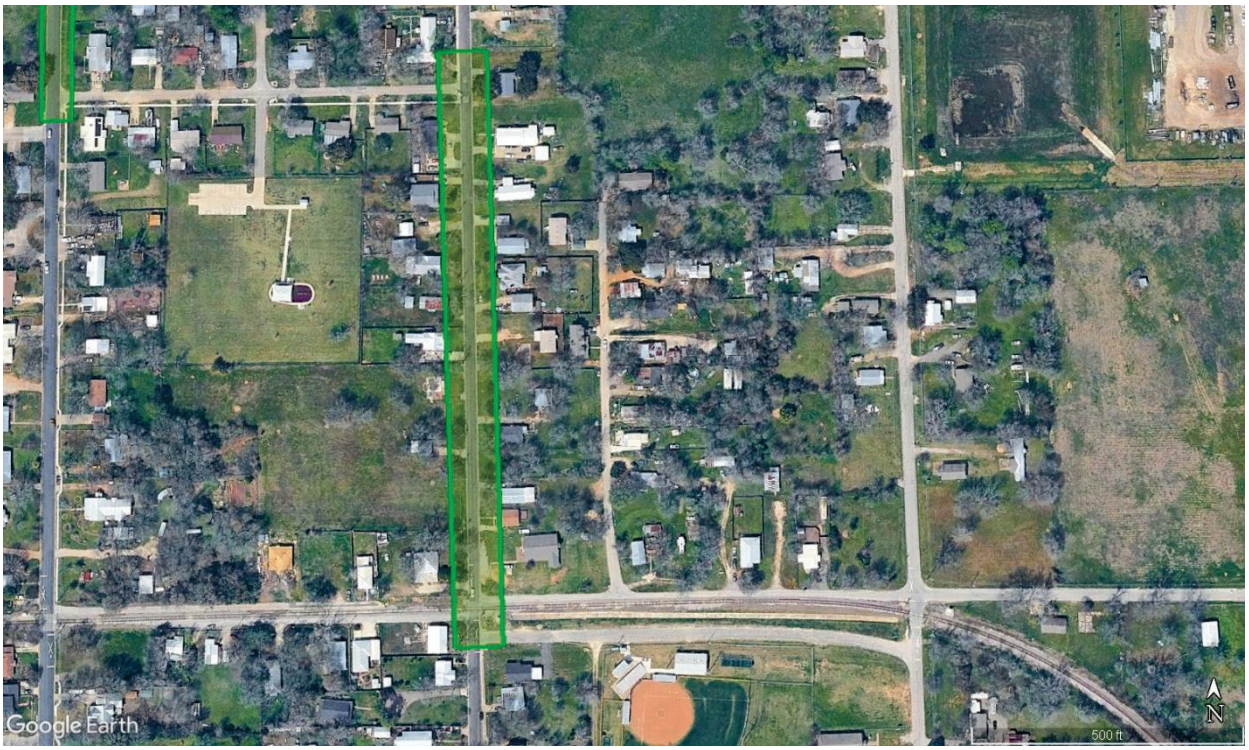
Pine St. (approx. 2,750 linear feet)



Buttonwood St. (approx. 1,625 linear feet)



Pecan St. (approx. 1,120 linear feet)



Linden St. (approx. 3,685 linear feet)



Main St. (approx. 2,175 linear feet)



Based upon our understanding of project requirements and discussions we have developed the following scope of services:

SCOPE OF SERVICES:

- Abstract all adjoining deeds and create an AutoCAD boundary base map
- Texas811 Call and Coordination
- Set Project Horizontal and Vertical Control and create a control sheet for plan set
- Locate boundary corners along route and establish right-of-way/boundary lines to be used for the sidewalk design
- Design Topographic Survey of 11,355 total linear foot Project Corridor
- Resolved ROW for each project corridor

PROPOSED PROJECT SCHEDULE:

A Datapoint Survey Crew will be on site the week within 10-15 days of Notice to Proceed to begin.

PROJECT UNDERSTANDINGS:

- The survey crew(s) need to remain on site until the survey is complete.
- Datapoint will set project horizontal and vertical control for proposed field work.

ASSUMPTIONS:

In preparing the proposal, we have assumed the following:

- Datapoint will not perform any work outside of the scope of services defined hereon without signed authorization.
- The budget estimate is to provide all services on a one-time basis.
- This proposal is subject to the terms and conditions detailed in the Engineering IDIQ Master Service Agreement between the City of Bastrop and Datapoint.

DELIVERABLES:

- Design topographic survey of the project corridor with resolved right-of-way/boundary throughout corridor (Buttonwood St., Pine St., Pecan St., Main St., Linden St.) (Exhibit A)
- Control (horizontal & vertical) Sheet for Civil Plan Set

FEE SCHEDULE:

Datapoint will provide the above-described services on a **time and materials fee basis** based on an MSA with the City of Bastrop. Any sub-contractor and material fees will be billed at cost plus 10%. We will not exceed our estimate without prior approval from the client. We estimate that the cost of the work for the options outlined above will be as follows:

Pine St. (approx. 2,750 linear feet)

Task No.	Surveying Scope Items	Fee Basis	Fee
100	Create a Project Basemap with all Parcel Tracts drawn and listed (estimated 45 parcels, 1 Railroad ROW and 1 TXDOT ROW)	T&M	$2,948
101	Texas811 Call and Coordination	T&M	$888
102	Set Project Horizontal and Vertical Control and create a control sheet for plan set	T&M	$3,878
103	Design Topographic Survey of approx. 2,750 linear feet to include spot elevations and grade breaks, contours, physical improvements, visible utilities, sewer inverts, trees, Texas811 locates. Benchmarks – establish two at each end of the project corridor.	T&M	$17,950
104	Locate Boundary Corners and Establish ROW along corridor. (to identify areas that may need easements created).	T&M	$11,803
		Sub Total:	$37,465
		Estimated Taxes:	$0
		Total:	**$37,465**

Buttonwood St. (approx. 1,625 linear feet)

Task No.	Surveying Scope Items	Fee Basis	Fee
100	Create a Project Basemap with all Parcel Tracts drawn and listed (estimated 24 parcels)	T&M	$1,488
101	Texas811 Call and Coordination	T&M	$888
102	Set Project Horizontal and Vertical Control and create a control sheet for plan set	T&M	$3,878
103	Design Topographic Survey of approx. 1,625 linear feet to include spot elevations and grade breaks, contours, physical improvements, visible utilities, sewer inverts, trees, Texas811 locates. Benchmarks – establish two at each end of the project corridor.	T&M	$14,615
104	Locate Boundary Corners and Establish ROW along corridor. (to identify areas that may need easements created).	T&M	$7,448
		Sub Total:	$28,315
		Estimated Taxes:	$0
		Total:	**$28,315**

Pecan St. (approx. 1,120 linear feet)

Task No.	Surveying Scope Items	Fee Basis	Fee
100	Create a Project Basemap with all Parcel Tracts drawn and listed (estimated 24 parcels and Railroad right-of-way)	T&M	$1,488
101	Texas811 Call and Coordination	T&M	$888
102	Set Project Horizontal and Vertical Control and create a control sheet for plan set	T&M	$3,878
103	Design Topographic Survey of approx. 1,120 linear feet to include spot elevations and grade breaks, contours, physical improvements, visible utilities, sewer inverts, trees, Texas811 locates. Benchmarks – establish two at each end of the project corridor.	T&M	$12,130
104	Locate Boundary Corners and Establish ROW and Railroad ROW along corridor. (to identify areas that may need easements created).	T&M	$7,448
		Sub Total:	$25,830
		Estimated Taxes:	$0
		Total:	**$25,830**

Linden St. (approx. 3,685 linear feet)

Task No.	Surveying Scope Items	Fee Basis	Fee
100	Create a Project Basemap with all Parcel Tracts drawn and listed (estimated 50 parcels)	T&M	$2,798
101	Texas811 Call and Coordination	T&M	$888
102	Set Project Horizontal and Vertical Control and create a control sheet for plan set	T&M	$3,878
103	Design Topographic Survey of approx. 3,685 linear feet to include spot elevations and grade breaks, contours, physical improvements, visible utilities, sewer inverts, trees, Texas811 locates. Benchmarks – establish two at each end of the project corridor.	T&M	$23,095
104	Locate Boundary Corners and Establish ROW along corridor. (to identify areas that may need easements created).	T&M	$15,208
		Sub Total:	$45,865
		Estimated Taxes:	$0
		Total:	**$45,865**

Main St. (approx. 2,175 linear feet)

Task No.	Surveying Scope Items	Fee Basis	Fee
100	Create a Project Basemap with all Parcel Tracts drawn and listed (estimated 40 parcels)	T&M	$2,648
101	Texas811 Call and Coordination	T&M	$888
102	Set Project Horizontal and Vertical Control and create a control sheet for plan set	T&M	$3,878
103	Design Topographic Survey of approx.2,175 linear feet to include spot elevations and grade breaks, contours, physical improvements, visible utilities, sewer inverts, trees, Texas811 locates. Benchmarks – establish two at each end of the project corridor.	T&M	$16,730
104	Locate Boundary Corners and Establish ROW along corridor. (to identify areas that may need easements created).	T&M	$10,753
		Sub Total:	$34,895
		Estimated Taxes:	$0
		Total:	**$34,895**

SUMMARY

Pine St. (approx. 2,750 linear feet)	**$37,465.00**
Buttonwood St. (approx. 1,625 linear feet)	**$28,315.00**
Pecan St. (approx. 1,120 linear feet)	**$25,830.00**
Linden St. (approx. 3,685 linear feet)	**$45,865.00**
Main St. (approx. 2,175 linear feet)	**$34,895.00**
TOTAL (11,355 total linear feet, 2.15-miles):	**$172,370.00**

ADDITIONAL SERVICES:

We have the capability to provide services outside of the agreed Scope of Services. These services would be considered Additional Services and would be provided on a Time and Material basis and billed in accordance with the attached Professional Services Fee Schedule. Additional Services will only be provided at the written request of the Client. If awarded this project, we understand the work will be completed under the Master Service Agreement between the City of Bastrop and Datapoint. After you have reviewed the proposal, please contact me if you have any questions. We feel that our focus on safety and capacity of available labor and resources would allow us to complete the project within a reasonable schedule with a critical path approach and remain in line with the fee estimates included herein. We look forward to the opportunity to discuss further how we may assist the City of Bastrop to complete this project on time and within your budget and working with your team on this project.

ORDINANCE NO. 2026-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR 2027 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 2027; 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 2027, 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 2027.

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 3rd day of November 2026.

READ and ADOPTED on Second Reading on the 17th day of November 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider and act upon Resolution No. R-2026-159 authorizing the City of Bastrop to participate in the National Opioid Settlement with Albertsons and authorizing the City Manager to execute the required Participation and Release Form.

AGENDA ITEM SUBMITTED BY:

Submitted by: Michael Muscarello, TRMC, CMC, CPM

BACKGROUND/HISTORY:

The City of Bastrop has received notification of a proposed National Opioid Settlement with Albertsons, providing an opportunity for eligible local political subdivisions in Texas to participate in the settlement.

Participation requires the City to execute a Participation and Release Form, agreeing to the terms of the settlement and releasing specified claims against the settling entities. Participating subdivisions may be eligible to receive monetary payments following the effective date of the settlement.

Any funds received through the settlement must be used solely for the purposes established in the settlement agreement.

The deadline to execute and submit the Participation and Release Form is December 30, 2026. Failure to participate will result in the City being ineligible to directly receive funds through this settlement.

FISCAL IMPACT:

The amount of any potential settlement payment to the City has not been established in the participation materials provided.

RECOMMENDATION:

Staff recommends approval of Resolution No. R-2026-159 authorizing the City of Bastrop to participate in the National Opioid Settlement with Albertsons and authorizing the City Manager to execute the required Participation and Release Form and any associated documents necessary to complete the City's participation.

ATTACHMENTS:

1. Resolution No. R-2026-159
2. National Opioid Settlement – Albertsons Participation and Release Form

RESOLUTION NO. R-2026-159

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE CITY'S PARTICIPATION IN THE NATIONAL OPIOID SETTLEMENT WITH ALBERTSONS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE PARTICIPATION AND RELEASE FORM AND RELATED DOCUMENTS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Bastrop, Texas (the "City"), has received notice of a proposed National Opioid Settlement with Albertsons (the "Settlement"); and

WHEREAS, the Settlement provides an opportunity for eligible local political subdivisions to participate and become eligible to receive settlement funds, subject to the terms and conditions of the Settlement Agreement; and

WHEREAS, participation in the Settlement requires the City to execute a Participation and Release Form, agreeing to the terms of the Settlement and releasing certain claims against the released entities as provided therein; and

WHEREAS, any funds received by the City through the Settlement must be used solely for the purposes established in the Settlement Agreement; and

WHEREAS, the deadline for eligible subdivisions to execute and submit the Participation and Release Form is December 30, 2026; and

WHEREAS, the City Council finds that participation in the Settlement is in the City's interest and desires to authorize the necessary actions to complete the City's participation;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are incorporated into this Resolution for all purposes.

Section 2. Authorization to Participate. The City Council hereby authorizes the City of Bastrop to participate in the National Opioid Settlement with Albertsons, subject to the terms and conditions of the Settlement Agreement.

Section 3. Authorization to Execute Documents. The City Manager is hereby authorized to execute the Participation and Release Form attached hereto as Exhibit A, together with any other documents reasonably necessary to effectuate the City's participation in the Settlement, provided such documents are consistent with the terms authorized by this Resolution.

Section 4. Use of Settlement Funds. Any funds received by the City through the Settlement shall be used solely for the purposes and in accordance with the requirements established in the Settlement Agreement and applicable law.

Section 5. Submission of Participation Form. The City Manager or designee is authorized to submit the executed Participation and Release Form and any required supporting documentation to the National Opioid Settlement Implementation Administrator on or before the December 30, 2026, deadline.

Section 6. Severability. If any provision of this Resolution is determined to be invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, Texas, on this 17th day of November 2026.

APPROVED:

***by*: _____**
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

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

Docusign Envelope ID: C01D8993-8D96-886D-81E0-33ED85D85A49

National Opioid Settlement: Albertsons
Opioids Implementation Administrator opioidsparticipation@rubris.com

To: Bastrop city, TX
Rubris Reference Number: CL-2267033

TO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOID SETTLEMENT WITH ALBERTSONS. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: December 30, 2026

A new proposed national opioids settlement has been reached with Albertsons ("Settling Defendant"). This participation package is a follow-up communication to the Notice of National Opioids Settlement recently received electronically by your subdivision.

You are receiving this participation package because your state is participating in the new National Opioids Settlement with Albertsons.

This electronic envelope contains:

- A *Participation Form* for the National Opioids Settlement with Albertsons that your subdivision is eligible to join, including a release of any claims.

The *Participation Form* must be executed, without alteration, and submitted on or before December 30, 2026, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the National Opioids Settlement with Albertsons.

Any subdivision that does not participate cannot directly share in the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds. Any subdivision that does not participate may also reduce the amount of money for programs to remediate the opioid crisis in its state.

Your subdivision must return a participation form in order for your subdivision to release its claim and receive funds from the National Opioid Settlement with Albertsons.

You are encouraged to discuss the terms and benefits of the National Opioid Settlement with Albertsons with your counsel, the Texas Attorney General's Office, and/or other contacts within your state.

How to return signed forms:

There are three methods for returning the executed Participation Form and any supporting documentation to the Implementation Administrator:

Docusign Envelope ID: C01D8993-8D96-886D-81E0-33ED85D85A49

(1) *Electronic Signature via Docusign:* Executing the Participation Form electronically through Docusign will return the signed form to the Opioids Implementation Administrator and associate your form with your subdivision's record. Electronic signature is the most efficient method for returning the Participation Form, allowing for more timely participation, and is therefore strongly encouraged.
(2) *Manual Signature returned via Rubris Platform Portal:* If your entity is unable to return an executed Participation Form using Docusign, the signed Participation Form may be submitted via the Rubris Platform Portal. Please utilize the link within the New Opioid Settlement Notice email in order to upload your entity's Participation Form directly to the Rubris Platform Portal.
(3) *Manual Signature returned via electronic mail:* If your subdivision is unable to return the executed Participation Form using Docusign, the signed Participation Form may be returned via electronic mail to opioidsparticipation@rubris.com. Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Settlement Participation Form – [Bastrop city, TX] – [CL-2267033].

The sign-on period for subdivisions to participate in the National Opioid Settlement with Albertsons ends on December 30, 2026.

If you have any questions about executing the Participation Form, please contact your counsel, the Opioids Implementation Administrator at opioidsparticipation@rubris.com, or the Office of the Attorney General of Texas, at opioids@oag.texas.gov.

Detailed instructions on how to sign and return the Participation Form, including changing the authorized signer, can be found at https://nationalopioidsettlement.com/. You may also contact opioidsparticipation@rubris.com.

Thank you,
National Opioids Implementation Administrator for Albertsons

The Implementation Administrator is retained to provide the settlement notice required by the respective settlement agreement referenced above and to manage the collection of settlement participation forms.

Docusign Envelope ID: C01D8993-8D96-886D-81E0-33ED85D85A49

EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: Bastrop city		State: TX
Authorized Official: Sylvia Carrillo-Trevino		
Address 1: 1311 Chestnut Street		
Address 2:		
City, State, Zip: Bastrop	Texas	78602
Phone: 2813328811		
Email: mmuscarello@cityofbastrop.org		

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated August 20, 2026 ("*Albertsons Settlement*"), and acting through the undersigned authorized official, hereby elects to participate in the Albertsons Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Albertsons Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Albertsons Settlement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at [website link to national settlement website to be provided].

3. The Governmental Entity agrees to the terms of the Albertsons Settlement pertaining to Participating Subdivisions as defined therein.

4. By agreeing to the terms of the Albertsons Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Albertsons Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Albertsons

Docusign Envelope ID: C01D8993-8D96-886D-81E0-33ED85D85A49

Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Albertsons Settlement.

7. The Governmental Entity has the right to enforce the Albertsons Settlement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Albertsons Settlement, including without limitation all provisions of Section X (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Albertsons Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Albertsons Settlement shall be a complete bar to any Released Claim.

9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Albertsons Settlement.

10. In connection with the releases provided for in the Albertsons Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Albertsons Settlement.

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11. Nothing herein is intended to modify in any way the terms of the Albertsons Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Albertsons Settlement in any respect, the Albertsons Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17th, 2026

TITLE:
Consider action to approve Resolution Numbers R-2026-162, R-2026-163, R-2026-164, R-2026-165 of the City Council of the City of Bastrop, Texas, authorizing amendments to four previously approved resolutions to comply with updated grant submission standards; authorizing the Chief of Police to execute all necessary documents; providing a repealing clause; and establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Submitted by: Vicky Steffanic, Chief of Police

BACKGROUND/HISTORY:

Between February 2025 and the present, the City of Bastrop Police Department has presented several grant requests to the City Council for consideration and approval. The City Council approved the submission of these grant applications, four of which remain in progress at various stages of the grant process. The Police Department has been awarded funding for two of these grants and is currently finalizing the required documentation.

The administering grant agency has requested amendments to four previously approved resolutions (R-2025-42, R-2026-25, R-2026-26, and R-2026-36) to comply with updated grant submission requirements. Specifically, the amendments will identify the City of Bastrop's Chief Financial Officer by name in each resolution.

FISCAL IMPACT:

NA

RECOMMENDATION: Recommend approval of Resolution Numbers R2026-162, R-2026-163, R-2026-164, R-2026-165 allowing for each listed resolution to be amended and include wording that identifies the Chief Financial Officer for the City of Bastrop.

ATTACHMENTS:

1. Original Resolutions
2. Updated Amended Resolutions

RESOLUTION NO. R-2026-163

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE APPLICATION OF A GRANT TO THE TEXAS PUBLIC SAFETY OFFICE (PSO) FOR EIGHT (8) NEW BODY WORN CAMERAS AT A TOTAL COST OF SEVENTEEN THOUSAND, SEVEN HUNDREAD FIFTY DOLLARSAND FIFTY-SIX CENTS; AUTHORIZING THE CHIEF OF POLICE AS THE GRANTS AUTHORIZING OFFICIAL; PROVIDING FOR A SEVERABLITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop finds it in the best interest of the citizens of Bastrop and the officers, that the City of Bastrop Police Department apply for a grant from the Texas Public Safety Office (PSO) for seventeen thousand, seven hundred fifty dollars and fifty-six cents ($17,750.56) for eight (8) new Body Worn Cameras; and

WHEREAS, the City of Bastrop agrees to provide applicable matching funds for the said project as required by the Texas Public Safety Office (PSO) grant application; and

WHEREAS, the City of Bastrop agrees that in the event of loss or misuse of the Public Safety Office (PSO) funds, the City of Bastrop City Council assures that the funds will be returned to Texas Public Safety Office (PSO) in full; and

WHEREAS, the City of Bastrop designates the Chief of Police as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, accept, or terminate the grant on behalf of the applicant agency; and

WHEREAS, the City of Bastrop designates the Chief Financial Officer as the grantee's financial officer. The financial officer is given the power to submit financial and / or programmatic reports or alter a grant on behalf of the applicant agency.

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

Section 1. That the City Council of the City of Bastrop approves submission of the grant application for the eight new, Body Worn Cameras to the Texas Public Safety Office.

Section 2. 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 3. 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.

APPROVED & ADOPTED by the City Council of the City of Bastrop on this 17th day of November 2026.

APPROVED:

_____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

_____
City Attorney
Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

RESOLUTION NO. R-2026-165

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE APPLICATION OF A GRANT TO THE DEPARTMENT OF HOMELAND SECURITY FOR TWENTY THOUSAND DOLLARS ($20,000) AND ZERO CENTS, WITH NO MATCHING FUNDS FROM THE CITY OF BASTROP; AUTHORIZING THE CHIEF OF POLICE AS THE GRANTS AUTHORIZING OFFICIAL; PROVIDING FOR A SEVERABLITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop finds it in the best interest of the citizens of Bastrop and the officers, that the City of Bastrop Police Department apply for a grant from the Department of Homeland Security for twenty thousand dollars and zero cents for threat assessment and risk analysis software; and

WHEREAS, the City of Bastrop agrees that in the event of loss or misuse of the Department of Homeland security funds, the City of Bastrop City Council assures that the funds will be returned to Department of Homeland Security in full; and

WHEREAS, the City of Bastrop designates the Chief of Police as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, accept, or terminate the grant on behalf of the applicant agency; and

WHEREAS, the City of Bastrop designates the Chief Financial Officer as the grantee's financial officer. The financial officer is given the power to submit financial and / or programmatic reports or alter a grant on behalf of the applicant agency.

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

Section 1. That the City Council of the City of Bastrop approves submission of the grant application for threat assessment and risk analysis intelligence software to the Department of Homeland Security.

Section 2. 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 3. 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.

APPROVED & ADOPTED by the City Council of the City of Bastrop on this 17th day of November 2026.

APPROVED:

_____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

_____
City Attorney
Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

RESOLUTION NO. R-2026-164

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE APPLICATION OF A GRANT TO THE DEPARTMENT OF JUSTICE (JAG) FOR TWENTY THOUSAND DOLLARS ($20,000) AND ZERO CENTS, WITH NO MATCHING FUNDS FROM THE CITY OF BASTROP; AUTHORIZING THE CHIEF OF POLICE AS THE GRANTS AUTHORIZING OFFICIAL; PROVIDING FOR A SEVERABLITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop finds it in the best interest of the citizens of Bastrop and the officers, that the City of Bastrop Police Department apply for a grant from the Department of Justice (JAG) for twenty thousand dollars and zero cents for Mental Health and Wellness continuous training programs that include workshops, quarterly training and retirement readiness; and

WHEREAS, the City of Bastrop agrees that in the event of loss or misuse of the Department of Justice (JAG) funds, the City of Bastrop City Council assures that the funds will be returned to Department of Justice (JAG) in full; and

WHEREAS, the City of Bastrop designates the Chief of Police as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, accept, or terminate the grant on behalf of the applicant agency; and

WHEREAS, the City of Bastrop designates the Chief Financial Officer as the grantee's financial officer. The financial officer is given the power to submit financial and / or programmatic reports or alter a grant on behalf of the applicant agency.

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

Section 1. That the City Council of the City of Bastrop approves submission of the grant application for Mental Health and Wellness continuous training programs that includes workshops, quarterly training and retirement readiness to the Department of Justice.

Section 2. 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 3. 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.

APPROVED & ADOPTED by the City Council of the City of Bastrop on this 17th day of November 2026.

APPROVED:

_____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

_____
City Attorney
Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

RESOLUTION NO. R-2026-162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE APPLICATION OF A GRANT TO THE DEPARTMENT OF HOMELAND SECURITY FOR A LAW ENFORCEMENT MOVEABLE CAMERA TRAILER AT A TOTAL COST OF THIRTY THOUSAND, SEVEN HUNDRED DOLLARS ($30,700.00); AUTHORIZING THE CHIEF OF POLICE AS THE GRANTS AUTHORIZING OFFICIAL; PROVIDING FOR A SEVERABLITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop finds it in the best interest of the citizens of Bastrop and the officers, that the City of Bastrop Police Department apply for a grant from the Department of Homeland Security for thirty thousand, seven hundred dollars ($30,700.00) for a Law Enforcement, moveable, camera trailer with no matching funds from the city of Bastrop; and

WHEREAS, the City of Bastrop agrees that in the event of loss or misuse of the Department of Homeland Security funds, the City of Bastrop City Council assures that the funds will be returned to the Department of Homeland Security in full; and

WHEREAS, the City of Bastrop designates the Chief of Police as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, accept, or terminate the grant on behalf of the applicant agency.

WHEREAS, the City of Bastrop designates the Chief Financial Officer as the grantee's financial officer. The financial officer is given the power to submit financial and / or programmatic reports or alter a grant on behalf of the applicant agency.

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

Section 1: The City Council of the City of Bastrop approves the City of Bastrop Police Department's application to the Department of Homeland Security for a grant for a Law Enforcement, moveable, camera trailer.

Section 2: Any prior resolution of the City Council in conflict with provisions contained in this resolution are hereby repealed and revoked.

Section 3: Should any part of this resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby severable.

Section 4: This resolution shall take effect immediately from and after its passage, and it is duly resolved.

APPROVED & ADOPTED by the City Council of the City of Bastrop on this 17th day of November 2026.

APPROVED:

_____

Ishmael Harris, Mayor

ATTEST:

_____

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

_____

City Attorney

Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

RESOLUTION NO. R-2025-42

A RESOLUTION OF THE CITY OF BASTROP, TEXAS, APPROVING THE APPLICATION OF A GRANT TO THE DEPARTMENT OF HOMELAND SECURITY FOR A LAW ENFORCEMENT MOVEABLE CAMERA TRAILER AT A TOTAL COST OF THIRTY THOUSAND, SEVEN HUNDRED DOLLARS ($30,700.00); AUTHORIZING THE CHIEF OF POLICE AS THE GRANTS AUTHORIZING OFFICIAL; PROVIDING FOR A SEVERABLITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop finds it in the best interest of the citizens of Bastrop and the officers, that the City of Bastrop Police Department apply for a grant from the Department of Homeland Security for thirty thousand, seven hundred dollars ($30,700.00) for a Law Enforcement, moveable, camera trailer with no matching funds from the city of Bastrop; and

WHEREAS, the City of Bastrop agrees that in the event of loss or misuse of the Department of Homeland Security funds, the City of Bastrop City Council assures that the funds will be returned to the Department of Homeland Security in full; and

WHEREAS, the City of Bastrop designates the Chief of Police as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, accept, or terminate the grant on behalf of the applicant agency.

WHEREAS, City Council finds that it is necessary and proper to enact this Resolution.

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

Section 1. The City Council of the City of Bastrop approves the City of Bastrop Police Department's application to the Department of Homeland Security for a grant for a Law Enforcement, moveable, camera trailer.

Section 2. Any prior resolution of the City Council in conflict with provisions contained in this resolution are hereby repealed and revoked.

Section 3. Should any part of this resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby severable.

Section 4. This Resolution shall be in full force and effect from and after its passage.

Section 5. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 25th of February, 2025.

APPROVED:

John Kirkland, Mayor Pro-Tem

ATTEST:

City Secretary
Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. R-2026-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE APPLICATION OF A GRANT TO THE DEPARTMENT OF JUSTICE (JAG) FOR TWENTY THOUSAND DOLLARS ($20,000) AND ZERO CENTS, WITH NO MATCHING FUNDS FROM THE CITY OF BASTROP; AUTHORIZING THE CHIEF OF POLICE AS THE GRANTS AUTHORIZING OFFICIAL; PROVIDING FOR A SEVERABLITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop finds it in the best interest of the citizens of Bastrop and the officers, that the City of Bastrop Police Department apply for a grant from the Department of Justice (JAG) for twenty thousand dollars and zero cents for Mental Health and Wellness continuous training programs that include workshops, quarterly training and retirement readiness; and

WHEREAS, the City of Bastrop agrees that in the event of loss or misuse of the Department of Justice (JAG) funds, the City of Bastrop City Council assures that the funds will be returned to Department of Justice (JAG) in full; and

WHEREAS, the City of Bastrop designates the Chief of Police as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, accept, or terminate the grant on behalf of the applicant agency; and

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

Section 1. That the City Council of the City of Bastrop approves submission of the grant application for Mental Health and Wellness continuous training programs that includes workshops, quarterly training and retirement readiness to the Department of Justice.

Section 2. 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 3. 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.

APPROVED & ADOPTED by the City Council of the City of Bastrop on this 10th day of February 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney
Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

RESOLUTION NO. R-2026-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE APPLICATION OF A GRANT TO THE DEPARTMENT OF HOMELAND SECURITY FOR TWENTY THOUSAND DOLLARS ($20,000) AND ZERO CENTS, WITH NO MATCHING FUNDS FROM THE CITY OF BASTROP; AUTHORIZING THE CHIEF OF POLICE AS THE GRANTS AUTHORIZING OFFICIAL; PROVIDING FOR A SEVERABLITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop finds it in the best interest of the citizens of Bastrop and the officers, that the City of Bastrop Police Department apply for a grant from the Department of Homeland Security for twenty thousand dollars and zero cents for threat assessment and risk analysis software; and

WHEREAS, the City of Bastrop agrees that in the event of loss or misuse of the Department of Homeland security funds, the City of Bastrop City Council assures that the funds will be returned to Department of Homeland Security in full; and

WHEREAS, the City of Bastrop designates the Chief of Police as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, accept, or terminate the grant on behalf of the applicant agency; and

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

Section 1. That the City Council of the City of Bastrop approves submission of the grant application for threat assessment and risk analysis intelligence software to the Department of Homeland Security.

Section 2. 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 3. 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.

APPROVED & ADOPTED by the City Council of the City of Bastrop on this 10th day of March 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney
Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

RESOLUTION NO. R-2026-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING THE APPLICATION OF A GRANT TO THE TEXAS PUBLIC SAFETY OFFICE (PSO) FOR EIGHT (8) NEW BODY WORN CAMERAS AT A TOTAL COST OF SEVENTEEN THOUSAND, SEVEN HUNDREAD FIFTY DOLLARSAND FIFTY-SIX CENTS; AUTHORIZING THE CHIEF OF POLICE AS THE GRANTS AUTHORIZING OFFICIAL; PROVIDING FOR A SEVERABLITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop finds it in the best interest of the citizens of Bastrop and the officers, that the City of Bastrop Police Department apply for a grant from the Texas Public Safety Office (PSO) for seventeen thousand, seven hundred fifty dollars and fifty-six cents ($17,750.56) for eight (8) new Body Worn Cameras; and

WHEREAS, the City of Bastrop agrees to provide applicable matching funds for the said project as required by the Texas Public Safety Office (PSO) grant application; and

WHEREAS, the City of Bastrop agrees that in the event of loss or misuse of the Public Safety Office (PSO) funds, the City of Bastrop City Council assures that the funds will be returned to Texas Public Safety Office (PSO) in full; and

WHEREAS, the City of Bastrop designates the Chief of Police as the Grantee's authorized official. The authorized official is given the power to apply for, reject, alter, accept, or terminate the grant on behalf of the applicant agency; and

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

Section 1. That the City Council of the City of Bastrop approves submission of the grant application for the eight new, Body Worn Cameras to the Texas Public Safety Office.

Section 2. 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 3. 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.

APPROVED & ADOPTED by the City Council of the City of Bastrop on this 10th day of February 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney
Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider and act on a Live Music Performance Matching Grant with businesses located in the Main Street District of the City of Bastrop

AGENDA ITEM SUBMITTED BY:

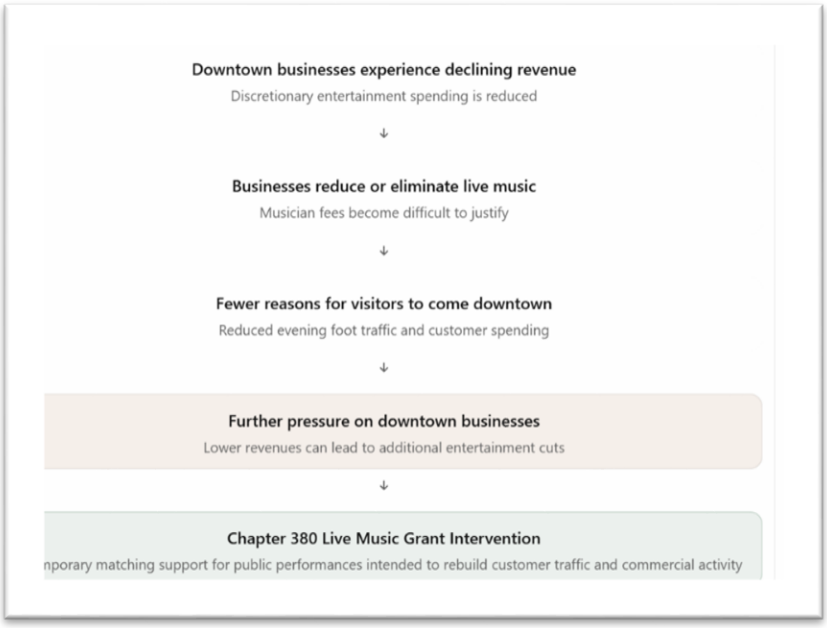
Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

The current economic slowdown has greatly affected our downtown business. Our downtown area, known for its robust music scene, has become eerily quiet. In order to stay afloat, many businesses are making the decision between operational expenses or investing into live music performances. The problem becomes cyclical in nature. Reductions in live music programming can diminish the number of visitors attracted downtown, reduce customer activity, and further affect the financial sustainability of surrounding businesses.

To help combat that, the City Manager is proposing a 5-month pilot program aimed to act as an economic stimulus, and to temporarily share the cost of live entertainment to help restore downtown activity, rather than waiting for individual businesses to become financially strong enough to resume music on their own.

The Program is intended to stimulate business and commercial activity within the City's Main Street District through temporary, performance-based matching grants that support publicly accessible live music performances.



Chapter 380 of the Texas Local Government Code.

The program meets the requirements set forth in Chapter 380 if the City Council finds that restoring consistent live music programming can serve the public purposes of strengthening downtown commercial activity, encouraging private business investment, supporting local employment and musicians, and preserving downtown Bastrop as an active destination for residents and visitors.

Grant funding shall be contingent upon documented performances, required private financial participation, measurable economic development outcomes, and compliance with written performance agreements.

The Program shall initially operate as a 5-month pilot, subject to annual appropriations, evaluation of demonstrated public benefits, and further action by the City Council.

Proposed Grant Terms

Program component	Proposed terms
Geographic area	Official City of Bastrop Main Street District
Eligible businesses	Restaurants, bars, cafés, and other businesses legally permitted to host public live music
Eligible expense	Actual fees paid to professional live musicians and bands
City reimbursement	30% of eligible musician fees
Business match	70%
Maximum reimbursement	$400 per performance
Maximum monthly award	$1,200 per business
Maximum annual award	$5,000 per business
Pilot duration	5 months
Initial funding	$50,000
Funding source	General Fund
Payment method	Reimbursement after verified performances

This approach could allow a business to continue hosting music while significantly reducing its immediate financial exposure.

FISCAL IMPACT:

$50,000 General Fund – Budget Adjustment from Park Operations, Salary Savings

RECOMMENDATION:

Approve the grant program.

ATTACHMENTS:

1. Resolution
2. Proposed Live Music Performance Grant

Live Music Performance Matching Grant

FY 2026-2027

This Live Music Performance Matching Grant Agreement ("Agreement") is made by and between the **City of Bastrop, Texas**, a Texas home-rule municipal corporation, ("City"), and _____ **(Business)** a Texas for profit corporation ("Agency"). The City and Agency are also referred to collectively in this Agreement as the "Parties" and singularly as a "Party." The Parties intend that this Agreement will supersede and replace all previously adopted and finalized Agreements in their entirety, if any.

WHEREAS, the City is authorized by Chapter 380 of the Texas Local Government Code to establish programs, including grants of public money, to promote local economic development and stimulate business and commercial activity; and

WHEREAS, the City will retain control over the grant funds through accountability, reporting, audit, and reimbursement provisions of this Agreement to ensure the public purpose is accomplished;

NOW, IN CONSIDERATION of the mutual covenants to be performed by the Parties and other valuable consideration hereby acknowledged, therefore, be it mutually agreed as follows:

1. SCOPE OF SERVICES

A. Proposed & Modified Services Plan. Agency shall utilize the grant funds conveyed herein to provide services to the Bastrop community in accordance with the application attached as *Exhibit "A"*, which has been accepted by the City.

B. Staffing. Agency shall use its best efforts to secure enough musical talent to accomplish the responsibilities set forth in this Agreement. Agency shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purposes of this Agreement. Agency acknowledges that no personnel engaged by the Agency shall be construed as agents, employees or officers of the City.

C. Nondiscrimination: Agency shall provide services under this Agreement free of discrimination or retaliation due to a person's race, ethnicity, nationality, religion, gender, gender identity, sexual orientation, parental status, or marital status. Any restrictions on services based on age, physical ability or mental ability shall be directly relevant to legitimate safety concerns in accordance with written Agency policies and procedures.

2. FUNDING

A. Amount. The City shall provide to Agency grant funds in an amount up to a sum not to exceed FIVE THOUSAND AND NO/100 DOLLARS ($5,000.00).

B. Disbursals. The City shall reimburse the Agency monthly, in arrears, for documented eligible expenditures actually incurred in providing the live music performances described in Exhibit 'A,' up to the maximum grant amount. The City shall remit each monthly payment only after it has received and accepted the Agency's written report for the preceding month under Section 3.C. No funds shall be advanced before the corresponding services are performed and documented.

C. Matching Funds. This is a matching grant. For each live music performance funded under this Agreement, the eligible musician fees shall be shared between the Parties as follows: the Agency shall pay seventy percent (70%) and the City shall pay thirty percent (30%) of the eligible musician fees. The City's thirty percent (30%) share is the sole measure of the grant funds payable under Section 2.A and shall not, in the aggregate over the term, exceed the maximum grant amount of Five Thousand and No/100 Dollars ($5,000.00). The Agency shall bear one hundred percent (100%) of any musician fees exceeding the amount the City's capped share will match, and of any cost that is not an eligible musician fee. "Eligible musician fees" means amounts actually paid by the Agency to performing musicians for performances described in Exhibit "A," excluding the Agency's overhead and any other cost. The Agency shall document its seventy percent (70%) payment, and the total eligible musician fees, in each monthly report under Section 3.C; the City shall have no obligation to disburse its share for any performance until the Agency's matching payment for that performance is documented.

3. ACCOUNTABILITY

A. Funding Source Identification. Agency shall prominently include the City of Bastrop logo on all educational and marketing materials promoting services covered by this Agreement, including (but not limited to) print items, internet posts, and social media. Such materials will also include the line, "Funding for this program was made possible through a grant from the City of Bastrop."

B. Quarterly Meetings. Agency shall attend quarterly Community Partners meetings with Discover Bastrop/Cultural Arts Committee to discuss their mission, share statistics and collaborate with other Agencies.

C. Written Reports. Agency shall submit to the City's designated staff written reports on a monthly basis describing the status of the services provided under this Agreement. Reports shall be public records. The reports shall include (but are not limited to) the following information:

(1) Services: a description of the services provided during the preceding month; and

(2) Financial Statement: a financial statement for the reporting period that indicates how the Agency expended grant funds; and

(3) Promotions: copies of promotional materials distributed.

D. Oral Reports. Agency shall attend a regular meeting of the Cultural Arts Meeting on an annual basis to make a public presentation on the services provided under this Agreement. Attendance shall be scheduled in advance with the City's designated staff contact person. Agency shall submit presentation materials (i.e., visual aids) to the City's designated staff contact person at least 96 hours prior to the meeting.

E. Oversight of Expenditures. Agency shall exercise all reasonable, prudent and diligent efforts to ensure the proper and legal oversight, use and expenditure of the grant funds conveyed under this Agreement. Agency's failure to use the funds in the manner approved by this Agreement shall void and negate the City's obligation to make any further payments to the Agency under the Agreement.

F. Comingling. Agency shall properly segregate grant funds and shall not comingle grant funds with other financial assets of the Agency.

G. Accounting Practices. Agency shall utilize generally accepted bookkeeping and standard accounting practices to maintain complete and accurate financial records of all expenditures of grant funds. Upon the City's request, the Agency shall promptly make the records available for inspection and review at any time during the term of this Agreement.

H. Overhead. A portion of the grant funds conveyed to the Agency by this Agreement may be spent by Agency for overhead, that being day-to-day operations, including supplies, administrative salaries, office rental, travel expenses, and other administrative costs, if same have been previously approved in the budget and if directly related to the provision of services approved by this Agreement. The amount of grant funding apportioned for Agency's overhead may not exceed 15% of the total grant amount.

I. Audit. Agency shall have its records and accounts audited annually and shall have an annual financial statement prepared based on the audit. Audits and financial statements shall be prepared by a certified public accountant (CPA) who is licensed in Texas or a public accountant who holds a permit to practice from the Texas State Board of Public Accountancy. Audits and financial statements shall be available to the City upon request and shall be public records.

J. Records Retention. All reports and records related to grant funds shall be maintained by the Agency and available to the City for a period of at least 3 years of the Effective Date. If there is any dispute regarding these reports or records, the retention period shall be extended in accordance with the City's instructions. To the extent Agency's records regarding services provided under this Agreement are subject to the Texas Public Information Act, Agency agrees to cooperate with any open records requests.

4. GENERAL PROVISIONS

A. Duration. This Agreement shall be in effect for fiscal year for an initial term of November 2026 to February 2027, unless earlier terminated as provided herein. Council may extend the terms of the agreement and funding when necessary.

B. Suspension of Payments.

(1) Misappropriation. Agency's failure to use the funds in the manner approved by this Agreement shall be grounds for the City to suspend the remittance of further payments to the Agency under the Agreement.

(2) Comingling. Agency's failure to properly segregate grant funds shall be grounds for the City to suspend the remittance of further payments to the Agency under the Agreement.

(3) Records. Agency's failure to provide the City with copies of financial records mandated under this Agreement shall be grounds for the City to suspend the remittance of further payments to the Agency under the Agreement.

(4) Reports. Agency's failure to timely submit reports mandated under this Agreement shall be grounds for the City to suspend the remittance of further payments to the Agency under the Agreement.

(5) Notice. Notice of suspension shall be sent by the City to the Agency with an explanation and opportunity for the Agency to cure the infraction within 30 days.

(6) Breach. Failure to remedy the infraction within 30 days shall be grounds for the City to declare the Agency in breach and terminate this Agreement as provided herein.

C. Termination. In the event that the Agency fails to abide by any of the terms of this Agreement, the City may terminate the Agreement and any obligations of the City hereunder, as set forth herein, with absolutely no penalty or claim against the City by the Agency. Notice of termination shall negate the City's obligation to remit a scheduled payment (if any). Upon termination for failure to cure the misappropriation of grant funds, Agency is obligated to reimburse the City for all funds misappropriated by the Agency in violation of this Agreement.

D. Ineligibility for Future Funding. Agency's failure to remedy the infraction upon receipt of notice this Agreement may render the Agency ineligible for future funding by the City.

E. Good Standing. The Agency hereby represents that it is in good standing with the Texas Secretary of State and has no City, County, State, or Federal debts or liens charged against it. Agency shall notify the City of any change in such status within 30 days of Agency's receipt of notification.

F. Future Appropriations. Any future grants by the City are conditioned on appropriations by the City Council. The Parties acknowledge that nothing related to this Agreement or the City's stated desire to support the Agency (generally), at the time of execution of this Agreement, may be inferred to indicate that the City will provide any funds in the future. The Agency acknowledges that funding

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by the City shall be decided on a fiscal year basis and will be determined by the City Council based upon its evaluation of the City's budget and considering all fiscal needs confronting the City, including needs related to the proposed community support.

G. Notices. Any notice necessary or appropriate relative to this Agreement shall be effective when deposited in the United States mail, either certified and/or registered mail, postage prepaid and addressed as provided herein. Notices to the City shall be sent to the City's designated staff contact person:

City of Bastrop
Attn: City Secretary
1311 Chestnut St.
Bastrop, Texas 78602

Notices to the Agency shall be sent in accordance with *Exhibit "B".*

H. Assignment. No part of this Agreement may be assigned or delegated without the prior written consent of the other Party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall constitute breach of this Agreement.

I. Governing Law & Venue. This Agreement shall be subject to the laws of the State of Texas and the City of Bastrop, Texas. Venue for any disputes arising under this Agreement shall rest solely in Bastrop County.

J. Indemnity. Agency agrees to and shall indemnify and hold harmless and defend the City of Bastrop, Texas, its officers, agents, representative, consultant, employees, and volunteers from any and all claims, losses, causes of action and damages, suits, and liability caused by or arising from the negligent acts or omissions or the willful misconduct of the agency, including all expenses of litigation, court costs, and attorney fees, for injury to or death of any person, or from damage to any property, arising from or in connection with the operations of Agency, its officers, agents and employees carried out in furtherance of this Agreement.

K. Insurance. The Agency shall maintain a comprehensive general liability insurance policy for its operations. The policy shall name City as an additional insured. The Agency shall also maintain insurance on the Agency's personal property, in an amount determined sufficient by the Agency. The Agency shall deliver copies of the insurance policies specified hereunder to the City within 30 days of the Effective Date.

L. Conflict of Interest. The Agency represents that, to its knowledge, no officer or employee of the City has a direct or indirect financial or personal interest in this Agreement that would violate Chapter 171 of the Texas Local Government Code. The Agency shall comply with the conflicts-disclosure requirements of Chapter 176 of the Texas Local Government Code and shall file any required conflict of interest questionnaire with the City Secretary. The Agency shall promptly disclose to the City any actual or potential conflict of interest arising during the term.

M. Inclusiveness: This document represents the entire understanding between the Parties. This Agreement may only be amended in writing with the mutual consent of the Parties.

N. Severability: If any sentence, clause or portion of this Agreement is deemed unenforceable by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

O. Effective Date. The City and the Agency make and execute this Agreement to be effective upon the _____ day of _____, 2026.

IN WITNESS, WHEREOF:

CITY:

by: _____
Ishmael Harris, Mayor
City of Bastrop
Date of Execution: _____

AGENCY:

by: _____
Executive Director or Designee
American Legion Post 533
Date of Execution: _____

ATTEST:

by: _____
Michael Muscarello, City Secretary
City of Bastrop

Exhibit "A"

AGENCY'S PROPOSED SERVICES

(Music Venue and Dates Covered by Agency's Funding Application)

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Exhibit "B"

NOTICE TO AGENCY

Notices required under the terms of this Agreement shall be sent to the Agency as follows:

- Business Address
- Business Contact Person
- Business Mailing Address
- Phone
- Email

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BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider and act on Resolution No. 2026-171 to create and fund a modified process for Special Event Security Funding.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

Special Events are an important component of quality of life culture in Bastrop. Special Events are funded by the General Fund and, if a larger regional or wider draw, the Hotel Occupancy Fund.

Recently however, the chief complaint among event coordinators is that the event security is too costly and has become prohibitive, especially during the smaller events.



First, I am proposing a one time purchase of retractable bollards in an amount not to exceed $30,000. This allows for the purchase of up for 40 bollards to be installed in areas that are typically used for barricades. This would reduce staff setup time, it would reduce security, and potentially eliminate police costs for smaller events. This is a General Fund expense.

Secondly, I'd like to propose an increase in event funding as it relates to security for events that are HOT eligible. For events that are not HOT eligible, we will bring to the council any increases in funding needed, etc to help make the events come to fruition. I am proposing a $16,000 increase from the HOT fund for Juneteenth and Homecoming.

Thirdly, I'd like to work with Chief Steffanic on ways to reduce the costs. For example, allowing the event to use certified peace officers as volunteers if they have access to such a pool in their ranks.

Fourthly, I am submitting a request to Bastrop Economic Development Corporation in December that would create a funding opportunity (for marketing) for events where a positive economic impact could justify some level of funding assistance to offset security.

Finally, an internal reorganization is underway to become less redundant in the special event space. Often Discover Bastrop or Parks or Other are each completing special segments and recently have tripped over each other in getting the event to the finish line. I will share more of that as it becomes available.

FISCAL IMPACT:

$30,000 Operating Funds – General Fund

$18,000 HOT funds

RECOMMENDATION:

Approve the resolution

ATTACHMENTS:

1. Resolution to be provided at the dais.

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider and act on Resolution No. 2026-167 to support legislative action on City collected sales taxes in the Extraterritorial Jurisdiction (ETJ) \; and related to when an engineer is required for maintenance and repairs of City facilities.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

1. The city's budget is greatly impacted by sales taxes. Sales Taxes exceed ad valorem collection by more than 30%. There are a great many companies in the city's ETJ that benefit from the city's infrastructure and robust economy.

   Sales Tax

   Texas Local Government Code Section 43.121 allows limited purpose annexation, and a subsequent Strategic Partnership agreement that would allow cities to collect sales taxes, and not ad valorem taxes. It is limited to cities with more than 225,000 population. The request to the legislative body in Austin is to remove the population number, and allow the City of Bastrop to pursue agreements with businesses who benefit from the City of Bastrop in other ways.

2. Engineering

   A Professional Engineering (PE) is required when a project exceeds $20,000 for civil work, and $8,000 for Mechanical, Electrical, and Plumbing (MEP). Under the Texas Engineering Practice Act (Texas Occupations Code § 1001.053 & § 1001.407), a city or political subdivision cannot construct or repair public works involving public health, welfare, or safety without an engineer if it exceeds specific cost thresholds.

   The city of Bastrop will begin a robust street repair program in 2027 where many of the projects may be in the $50,000 range, but the engineering will often exceed 50% of that cost. Staff requests that the amount be increased to $100,000 which matches the state amount for allowance of expense not requiring council approval.

FISCAL IMPACT:

None

RECOMMENDATION:

Approve the resolution.

ATTACHMENTS:

Resolution to be provided at the dais.

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on Resolution No. 2026-168 of the City Council of the City of Bastrop, Texas, confirming and appointing the representatives to the Zoning Board of Adjustments as representatives to the Sign Board.

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

BACKGROUND AND PURPOSE:
As part of the adoption of the Bastrop Development Code, the City established provisions for a Sign Board to hear sign-related appeals, consider variance requests, and approve Master Sign Plans. The code provides for five regular members and two alternates.

Because the board was established through Ordinance 2026-06, Council is being asked only to formalize appointments and appoint the representatives from the Zoning Board of Adjustments as representatives for the sign board.

Section 3.08, Mayor and Mayor Pro Tem, of the City Charter states that the Mayor shall appoint members to all City boards and commissions, subject to confirmation by the City Council.

FISCAL IMPACT:
N/A

RECOMMENDATION:
Consider and act to approve Resolution No. 2026-168 of the City Council of the City of Bastrop, Texas, confirming and appointing the representatives to the Zoning Board of Adjustments as representatives to the Sign Board.

ATTACHMENTS:
- Resolution No. R-2026-168

RESOLUTION NO. R-2026-168

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPOINTING MEMBERS TO THE SIGN BOARD AS REQUIRED IN SECTION 3.08 OF THE CITY'S CHARTER, AS ATTACHED IN EXHIBIT A; AND ESTABLISHING 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 Council desires to formalize appointments and adopt an updated membership roster representing City departments, boards and commissions, community organizations, partner agencies, and citizens; and

WHEREAS, the appointment to the sign board is intended to appoint the initial membership without otherwise changing the committee's established purpose or responsibilities.

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

Section 1. That the below are appointed to the Sign Board.

Sign Board

Place 1: David Lowen	**Appointment (term ends 2029)**
Place 2: David Cruz	**Appointment (term ends 2027)**
Place 3: Vicky Lindsey	**Appointment (term ends 2029)**
Place 4: Judith Hoover	**Appointment (term ends 2027)**
Place 5: Dock Jackson	**Appointment (term ends 2028)**
Place 6/Alt #1: **VACANT**	**Appointment (term ends 2029)**
Place 7/Alt #2: Dave Wells	**Appointment (term ends 2029)**

Section 2. 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 3. **Appointments:** The City Council hereby appoints the individuals identified by name to the sign board as attached and incorporated herein in Section 1.

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.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 17th day of November, 2026.

THE CITY OF BASTROP, TEXAS:

_____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, City Secretary

APPROVED AS TO FORM:

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

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider and act to approve Resolution No. R-2026-158 canvassing the returns and declaring the results of the November 3, 2026, Local Option Election concerning the legal sale of all alcoholic beverages, including mixed beverages, within the City of Bastrop, Texas.

AGENDA ITEM SUBMITTED BY:

Submitted by: Michael Muscarello, TRMC, CMC, CPM

BACKGROUND/HISTORY:

On November 3, 2026, the City of Bastrop held a Local Option Election pursuant to the Texas Election Code and applicable provisions of the Texas Alcoholic Beverage Code to determine whether the legal sale of all alcoholic beverages, including mixed beverages, should be authorized within the City of Bastrop.

The election was conducted jointly with other participating jurisdictions in Bastrop County. The ballot proposition submitted to the voters was:

"The legal sale of all alcoholic beverages including mixed beverages."

Following the election, the City Council is required to canvass the returns, determine the official results, and formally declare the outcome of the proposition.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Resolution No. R-2026-158 canvassing the returns and declaring the official results of the November 3, 2026, Local Option Election.

ATTACHMENTS:

1. Resolution No. R-2026-158
2. Official Election Returns / Canvass Report (provided at dais)

RESOLUTION NO. R-2026-158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE NOVEMBER 3, 2026, LOCAL OPTION ELECTION REGARDING THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES, INCLUDING MIXED BEVERAGES, WITHIN THE CITY OF BASTROP, TEXAS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City Council of the City of Bastrop, Texas, authorized and ordered a Local Option Election to be held on November 3, 2026, for the purpose of submitting to the qualified voters of the City the proposition concerning the legal sale of all alcoholic beverages, including mixed beverages; and

WHEREAS, the election was duly called and held in accordance with the Constitution and laws of the State of Texas, including the Texas Election Code and applicable provisions of the Texas Alcoholic Beverage Code; and

WHEREAS, the City Council has received the official returns of the election and has reviewed and canvassed the returns thereof; and

WHEREAS, the City Council finds that the election was conducted in accordance with applicable law and that the official results of the election should be declared;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are incorporated into this Resolution for all purposes.

Section 2. Canvass of Election Returns. The City Council hereby officially canvasses the returns of the November 3, 2026, Local Option Election and finds that the following votes were cast on the proposition:

PROPOSITION:
"The legal sale of all alcoholic beverages including mixed beverages."

Election Results	**Votes**
FOR	**3361/80.48%**

AGAINST	**815/19.52%**
TOTAL VOTES CAST	**4176**

Section 3. Declaration of Results. Based upon the official returns and canvass of the election, the City Council hereby declares that the proposition concerning the legal sale of all alcoholic beverages, including mixed beverages, within the City of Bastrop, Texas, was:

APPROVED by the qualified voters of the City.

Section 4. Effect of Election. The legal status of the sale of alcoholic beverages within the City of Bastrop shall be governed by the results declared herein and applicable provisions of the Texas Election Code and Texas Alcoholic Beverage Code. If approved, the legalization of the sale of all alcoholic beverages, including mixed beverages, shall take effect upon entry of this order declaring the results of the election, as provided by law.

Section 5. Certification and Filing. The City Secretary is hereby authorized and directed to prepare and certify the results of the election and provide the required certifications to the Texas Secretary of State and the Texas Alcoholic Beverage Commission, in accordance with applicable law.

Section 6. Severability. If any provision of this Resolution is determined to be invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, Texas, on this the 17th day of November 2026.

[Signature Page to Follow]

APPROVED:

***by*: _____**
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

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

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider and act to approve the Bastrop City Council minutes from the November 3, 2026, Special City Council Meeting.

AGENDA ITEM SUBMITTED BY:

Submitted by: Michael Muscarello, TRMC, CMC, CPM, City Secretary

BACKGROUND/HISTORY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the Bastrop City Council minutes from November 3, 2026, Special City Council Meeting.

ATTACHMENTS:

- DRAFT November 3rd City Council Special Meeting

CITY OF BASTROP
BASTROP CITY COUNCIL
SPECIAL CITY COUNCIL MEETING MINUTES
Tuesday, November 3, 2026

The Bastrop City Council met in a Special/Workshop Meeting at 6:30 p.m. on Tuesday, November 3, 2026, at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Ishmael Harris, Council Member Cynthia Meyer, Council Member Kerry Fossler, Council Member Perry Lowe, and Council Member Kevin Plunkett

Council Members Absent

Mayor Pro-Tem John Kirkland

Staff Present

City Manager Sylvia Carrillo-Trevino
Assistant City Manager/ Fire Chief Andres Rosales
City Secretary Michael Muscarello
Deputy City Secretary Nichole Heinrich
Public Information Manager Colin Guerra
Development Services Director James Cowey
Finance Director, Judy Sandroussi
Assistant to the City Manager Vivianna Andres
Chief of Police, Vicky Steffanic
City Attorney, Charles Zech
Director of Wastewater, Curtis Hancock
Planning Manager, Brittany Dullard
Business and Community Development Manager, Jill Strube, Ph.D

1. CALL TO ORDER

With a quorum present, Mayor Harris called the Special City Council Meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE - United States of America and Texas Flags

Ximena Acosta and Emilio Bravo-Rico led the Pledge of Allegiance.

3. INVOCATION

Ketrich Stege delivered the Invocation.

4. PRESENTATIONS

4A. Mayor's Report

· Trip to South Korea in Coordination with the Korea/Texas Forum

4B. Council Members' Report

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4C. City Manager's Report

1. Park and Recreation updates:
   a. Parks Operation Management
   b. Delgado Park restrooms and parking lot
   c. Fireman's Park restrooms and parking lot
   d. Mayfest Park shade structure
   e. Old Iron Bridge Project Update (timeline, ribbon cutting, benches)
   f. Fisherman's Park plaque and final punchlist
   g. Veteran's Memorial plan set and bid documents

2. Water & Wastewater updates
   a. Pipe bursting on local streets (Water, Farm, Linden, Hwy 71)
   b. Simsboro Water Wells testing period
   c. WWTP 1&2 – Testing completion
   d. WWTP 3&4 -Percentage completion and TCEQ permit

3. BP&L
   a. 4th feeder update on Toad Permit, and line location.
   b. Alley C electrical bid process and easements

4. Fleet and Facilities
   a. Building update
   b. Library renovations
   c. Convention Center roof
   d. Convention Center repairs

5. Engineering
   a. Hunter's Crossing flood prevention and land acquisition
   b. Seating of the board

6. Streets
   a. Buttonwood
   b. Gutierrez update
   c. Farm, Water, & Linden update
   d. Mesquite update
   e. Blakey Lane update
   f. Sidewalk survey and work progress

City Manager Carrillo-Trevino amended the order of the agenda moving to item 6A.

6. STAFF AND BOARD REPORTS

6A. -Veterans Car Show: November 13 & 14 in Downtown Bastrop
- Community Unity: November 15th, 1-5pm at Bastrop Convention Center

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-Rivals for a Cause (Texas AM/UT watch party and Corn-hole Competition): November 27th, 1-10pm in Downtown Bastrop
-Lighting of the Pines/River of Lights: November 27th, 6pm in Fisherman's Park
-Historic Bridge Ribbon Cutting: December 4th, 4pm on the Old Iron Bridge/Colorado River Bridge
-FAME (First Friday): December 4th, 5-8pm in Downtown Bastrop
-Merry on Main: December 12th, 10am-3pm in Downtown Bastrop
-Lighted Christmas Parade: December 12th, 6pm in Downtown Bastrop

Mayor Harris amended the order of the agenda moving to item 4D.

4D. PROCLAMATION - Veteran's Day

5. WORK SESSIONS/BRIEFINGS

5A. Presentation and update from Halff and Associates regarding the Riverbank Stabilization GLO CDBG-MIT Grant project.

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

7. CITIZEN COMMENT(S)

Citizen(s) addressing the City Council on an item, not on the agenda: None

Citizen(s) addressing the City Council on an item, on the agenda: Greg Romero, Crystal Nguyen, Jeff Heyer, Daniela Heyer, Tom Dickey, Earl Haight, Benjamin Cohen, Melissa Pate, Sheila Haight, Lucy Dyess, Tyrone Smith, Jay Mirabito, Cameron Allen, Rebecca Loan, Adam Smith, Windy Hill, and Robie Brown.

8. CONSENT AGENDA

8A. Consider and act on the second reading of Ordinance No. 2026-45, approving the Fiscal Year 2026-2027 Amended & Restated Service and Assessment Plan for Improvement Area No. 2 of the Valverde Public Improvement District (PID), making related findings and determinations under Chapter 372 of the Texas Local Government Code.

Submitted by: Judy Sandroussi, Finance Director

8B. Consider and act on the second reading of Ordinance No. 2026-43, approving an amendment to the operating and capital budget for the Fiscal Year 2027 in accordance with existing statutory requirements; appropriating the various amounts herein attached as Exhibit A; repealing all prior ordinances and actions in conflict herewith; and establishing an effective date.

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Submitted by: Judy Sandroussi, Finance Director and George Martinez, Fleet and Facilities Director

8C. Consider and act to approve the second reading of Ordinance No. 2026-41 of the City Council of the City of Bastrop, Texas repealing the Code of Ordinances, related to Chapter 12 Titled "Traffic and Vehicles," amending article 12.11 titled "Automated Red Light Enforcement" amending the ordinance to remove all sections ((001,002,003,004,005,006,007,008,009,010, and 011) associated with automated red light enforcement, as attached in Exhibit A.

Submitted by: Vicky Steffanic, Chief of Police

8D. Consider and act to approve the second reading of Ordinance No. 2026-42, amending the code of ordinances, related to Chapter 12 titled "Traffic and Vehicles," amending Article 12.14. titled "Motor Assisted Scooters, Electric Bicycles, and Bicycles Equipped with GPS" amending Section 12.14.001 titled "Definitions" to include the definition of a Bicycle, the definition of a Pocket Bike / Mini Motor bicycle and incorporate clarification in the wording in the definition of a Dockless Vehicle; as attached in Exhibit A.

Submitted by: Vicky Steffanic, Chief of Police

8E. Consider and act on the second reading of Ordinance No. 2026-44, amending the code of ordinances, related to Chapter 12 titled "Traffic and Vehicles," amending Article 12.14 titled "Motor Assisted Scooters, Electric Bicycles, and Bicycles Equipped with GPS" amending Section 12.14.002 titled "Operation and Parking of Motor Assisted Scooters, Electric Bicycles, and Bicycles equipped with GPS" to incorporate and remove certain verbiage related to parking for clarity and insert restrictions to prohibit "riding in certain areas"; as attached in Exhibit A.

Submitted by: Vicky Steffanic, Chief of Police

8F. Consider and act on Resolution No. R-2026-151, approving a permit request to the Texas Department of Transportation (TXDOT) for the closure of Chestnut Street for the Lost Pines Christmas parade.

Submitted by: Krissie Fountain, Special Event Coordinator

8G. Consider and act to approve the Bastrop City Council minutes from the October 27, 2026, Regular City Council Meeting.

Submitted by: Michael Muscarello, TRMC, CMC, CPM, City Secretary

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MOTION: Motion was made by Council Member Plunkett to approve the consent agenda as presented. Council Member Lowe seconded the motion. Council voted 4-0. Motion carried.

9. ITEMS FOR INDIVIDUAL CONSIDERATION

9A. Consider action to approve the first reading of Ordinance No. 2026-46 of the City Council of the City of Bastrop, Texas, amending the operating and capital budget for the Fiscal Year 2027 in accordance with existing statutory requirements; appropriating the various amounts herein attached as Exhibit A; repealing all prior ordinances and actions in conflict herewith; establishing an effective date; and move to include on the November 17, 2026, City Council Consent Agenda for a second reading.

Submitted by: Judy Sandroussi, Finance Director and Lance Dodge, Streets & Drainage Director

MOTION: Motion was made by Council Member Fossler to approve the first reading of Ordinance No. 2026-46 of the City Council of the City of Bastrop, Texas, amending the operating and capital budget for the Fiscal Year 2027 in accordance with existing statutory requirements; appropriating the various amounts herein attached as Exhibit A; repealing all prior ordinances and actions in conflict herewith; establishing an effective date; and move to include on the November 17, 2026, City Council Consent Agenda for a second reading. Council Member Plunkett seconded the motion. Council voted 4-0. Motion carried.

9B. Consider and act on Resolution No. 2026-153 appointing representatives to the existing Transportation Master Plan / Safe Streets for All (SS4A) Steering Committee and adopting the updated membership roster in Exhibit A.

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

MOTION: Motion was made by Council Member Meyer to approve Resolution No. 2026-153 appointing representatives to the existing Transportation Master Plan / Safe Streets for All (SS4A) Steering Committee and adopting the updated membership roster in Exhibit A. Council Member Lowe seconded the motion. Council voted 4-0. Motion carried.

9C. Consider and act to approve Resolution No. R-2026-145, which supports the 2026 Texas Municipal League (TML) Legislative Policy.

Submitted by: Jill Strube, Ph.D, Business and Community Development Manager (BEDC)

DRAFT

MOTION: Motion was made by Council Member Meyer to approve Resolution No. R-2026-145, which supports the 2026 Texas Municipal League (TML) Legislative Policy. Council Member Lowe seconded the motion. Council voted 4-0. Motion carried.

9D. Conduct a public hearing, consider and act on Ordinance No. 2026-47 regarding a request for a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SF-1), within the city limits of Bastrop and move to include on the November 17, 2026, City Council meeting for a second reading.

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

Mayor Harris opened the public hearing at 8:03 p.m. No one spoke. Mayor Harris closed the public hearing at 8:03 p.m.

MOTION: Motion was made by Council Member Fossler to approve Ordinance No. 2026-47 regarding a request for a Conditional Use Permit to allow a second accessory dwelling unit on 0.8180 acres out of Farm Lot 16, West of Main Street located at 406 Cedar Street, an area zoned Single Family Residential (SF-1), within the city limits of Bastrop and move to include on the November 17, 2026, City Council meeting for a second reading. Council Member Plunkett seconded the motion. Council voted 4-0. Motion carried.

9E. Conduct a public hearing, consider and act on Ordinance No 2026-48 to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential, Residential Mixed Density and Corridor Commercial to Mixed-Use Corridor Commercial for the area being described as 157.814 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas for the development commonly known as Bastrop West, and move to include on the November 17, 2026, City Council meeting for a second reading.

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

Mayor Harris opened the public hearing at 8:10 p.m. No one spoke. Mayor Harris closed the public hearing at 8:10 p.m.

MOTION: Motion was made by Council Member Fossler to approve Ordinance No 2026-48 to amend the Comprehensive Plan to change the Future Land Use designation from Mixed-Use Corridor Commercial, Neighborhood Residential, Residential Mixed Density and Corridor Commercial to Mixed-Use Corridor Commercial for the area being described as 157.814 +/- acres out of the Nancy Blakey Abstract 98, east of FM 20, located at 169 FM 20, Bastrop, TX 78602 within the city limits of Bastrop, Texas for the development commonly known as Bastrop West, and move to include on the November 17, 2026, City

Council meeting for a second reading. Council Member Lowe seconded the motion. Council voted 4-0. Motion carried.

9F. Conduct a public hearing, consider and act on Ordinance No. 2026-49 regarding a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 157 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and Property Identification Number 25125, Bastrop, TX 78602, and move to include on the November 17, 2026, City Council meeting for a second reading. This development is more commonly known as Bastrop West.

Submitted by: Brittany Dullard, Planning Manager

Mayor Harris opened the public hearing at 8:45 p.m. No one spoke. Mayor Harris closed the public hearing at 8:45 p.m.

MOTION: Motion was made by Council Member Meyer to approve Ordinance No. 2026-49 regarding a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 157 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and Property Identification Number 25125, Bastrop, TX 78602, and move to include on the November 17, 2026, City Council meeting for a second reading. This development is more commonly known as Bastrop West. Council Member Plunkett seconded the motion.

AMENDED MOTION: Motion was made by Council Member Meyer to approve Ordinance No. 2026-49 regarding a request to rezone the project site from Rural Residential to Planned Development District ("PDD") with a base district of Mixed Use and General Commercial for the area described as being 157 +/- acres out of the Nancy Blakey Abstract 98 and 221.825 +/- acres out of the Mozea Rousseau Abstract 56, east of FM 20, located at 169 FM 20 and Property Identification Number 25125, Bastrop, TX 78602, and move to include on the November 17, 2026, City Council meeting for a second reading. This development is more commonly known as Bastrop West to with the recommendations of the City Manager including solid screening and a ten foot buffer. Council Member Plunkett seconded the motion. Council voted 4-0. Motion carried.

9G. Conduct a public hearing, consider, and act on amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers; and move to include on the November 17, 2026, City Council Agenda for a second reading.

Submitted By: Brittany Dullard, Planning Manager

Mayor Harris opened the public hearing at 8:58 p.m. Jay Mirabito address Council. Mayor Harris closed the public hearing at 9:10 p.m.

MOTION: Motion was made by Council Member Meyer to approve amendments to the Bastrop Development Code, Section 14.02.009, Table of Permitted Uses, to amend the permitted use classifications for Data Centers; and add Section 14.04.007, Use-Specific Standards, establishing development and operational standards for Data Centers; and move to include on the November 17, 2026, City Council Agenda for a second reading. Council Member Lowe seconded the motion. Council voted 4-0. Motion carried.

9H. Conduct a public hearing, consider, and act on Ordinance No. 2026-51 regarding amendments to the Bastrop Development Code, Section 14.03.003, Downtown Historic District, to establish Active and Passive Use requirements for ground-floor storefronts and regulations for certain Alcohol-Focused Uses, and move to include on the November 17, 2026, City Council meeting for a second reading.

Submitted by: Brittany Dullard, Planning Manager

Mayor Harris pulled item 9H

9I. Conduct a public hearing, consider, and act on Ordinance No. 2026-52 regarding amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties, and move to include on the November 17, 2026, City Council meeting for a second reading.

Submitted by: Brittany Dullard, Planning Manager

Mayor Harris opened the public hearing at 9:14 p.m. No one spoke. Mayor Harris closed the public hearing at 9:14 p.m.

MOTION: Motion was made by Council Member Meyer to approve Ordinance No. 2026-52 regarding amendments to the Bastrop Development Code, Sections 14.04.001 and 14.04.005, to amend development standards for fences and residential driveways on rural properties, and move to include on the November 17, 2026, City Council meeting for a second reading. Council member Lowe seconded the motion. Council voted 4-0. Motion carried.

9J. Consider and act on ratification of items at Mayfest Park:

DRAFT

A. Consider and act to approve Resolution No. R-2026-154 ratifying and approving, to the extent permitted by law, the WJC Construction Services LLC contract and eligible additional work for the Mayfest Park/Arena bleacher foundation; acknowledging prior payments totaling $93,850; authorizing conditional payment of the remaining $24,000, including amounts within the applicable statutory change-order limit and amounts separately authorized for procurement; and providing for implementation, severability, and an effective date.

B. Consider and act to approve Resolution No. R-2026-155 approving a separate construction services procurement with WJC Construction Services LLC in the amount of $15,350 for completion of Mayfest Park/Arena bleacher foundation improvements and associated safety-related work; making findings under Texas Local Government Code Section 252.022(2), subject to confirmation that the statutory exception applies; authorizing the City Manager to execute the agreement and take necessary implementation actions; and providing for severability and an effective date.

Submitted by: Taylor Andry, Executive Administrative Assistant & Interim Parks & Rec Manager

MOTION: Motion was made by Council Member Plunkett to approve item 9JA and 9JB as presented. Council Member Meyer seconded the motion. Council voted 4-0. Motion carried.

9K. Consider and act on Resolution no. 2026-155 in support of a public hearing regarding data centers before the Texas Commission on Environmental Quality.

Submitted by: Cynthia Sanders-Meyer and Perry Lowe, Councilmembers

MOTION: Motion was made by Council Member Plunkett to approve Resolution no. 2026-155 in support of a public hearing regarding data centers before the Texas Commission on Environmental Quality. Council Member Meyer seconded the motion. Council voted 4-0. Motion carried.

10. EXECUTIVE SESSION

10A. City Council shall convene into a closed executive session pursuant to Texas Local Government Code Section §551.087 to deliberate regarding Economic Development with Mintwood Real Estate.

Mayor Harris moved item 10A to open session.

Discussion Only

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

12. ADJOURNMENT

Upon receiving a motion duly made and a second to adjourn, Mayor Harris adjourned the November 3rd Special Meeting at 9:46 p.m.

CITY OF BASTROP, TEXAS

_____

Ishmael Harris, Mayor

ATTEST:

_____

Nichole Heinrich, TRMC
Deputy City Secretary

DRAFT

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider action to approve Resolution No. R-2026-156, authorizing the allocation of not to exceed $149,600.00 for professional surveying, engineering, and design services for the Hunters Crossing Drainage Improvements Project, and authorizing the City Manager to execute a task order with Datapoint Engineering under the City's indefinite delivery/indefinite quantity (IDIQ) professional engineering services agreement.

AGENDA ITEM SUBMITTED BY:

Submitted by: Elizabeth Wick, CFM, Project Manager

BACKGROUND/HISTORY:

The Hunters Crossing subdivision and downstream area has experienced flooding concerns and resident complaints related to drainage conditions. These concerns warrant further evaluation to identify potential drainage issues and determine appropriate improvements.

Professional surveying and engineering design services are needed to document existing conditions, evaluate drainage related issues, and develop plans for potential improvements.



Figure 1 – PreDevelopment 1995
Project Area (Yellow: ~20 Ac.)
Drainage Area (Blue: ~6 Ac.)



Figure 2 – Post-Development 2026
Project Area (Yellow: ~37 Ac.)
Drainage Area (Blue: ~6 Ac.)

Figure 1: Base PSA

Optional scope items 1 and 2. Item 1 is 0.5 miles south to Shiloh Road and Item 2 is the north drainage channel conversion.





Base:	$82,500
Optional Scope Item 1:	$8,900
Option Scope Item 2:	$58,200
Not-to-exceed total:	**$149,600**

FISCAL IMPACT:

$149,600 from the Hunters Crossing Public Improvement District FY2027 Budget

RECOMMENDATION:

Authorize the allocation of $149,600 for professional services associated with the Hunters Crossing Drainage Improvements Project.

ATTACHMENTS:

1. Resolution R-2026-156
2. Draft Professional Services Agreement

RESOLUTION NO. R-2026-156

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS , AUTHORIZING THE ALLOCATION OF NOT TO EXCEED ONE HUNDRED FORTY-NINE THOUSAND SIX HUNDRED DOLLARS ($149,600.00) FOR PROFESSIONAL SURVEYING, ENGINEERING, AND DESIGN SERVICES ASSOCIATED WITH THE HUNTERS CROSSING DRAINAGE IMPROVEMENTS PROJECT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A TASK ORDER WITH DATAPOINT ENGINEERING UNDER THE CITY'S INDEFINITE DELIVERY/INDEFINITE QUANTITY (IDIQ) PROFESSIONAL ENGINEERING SERVICES AGREEMENT.

WHEREAS, the Hunters Crossing subdivision and downstream areas have experienced recurring drainage and flooding concerns; and

WHEREAS, the City recognizes the need to further evaluate existing drainage conditions to identify potential deficiencies and determine appropriate improvements to address flooding concerns; and

WHEREAS, the City Council desires to authorize the allocation of up to One Hundred Forty-Nine Thousand Six Hundred Dollars ($149,600.00) for professional services associated with the Hunters Crossing Drainage Improvements Project, including surveying, engineering, and design~~.~~; and

WHEREAS, the City Council has previously approved Datapoint Engineering as a provider of professional engineering services under the City's indefinite delivery/indefinite quantity (IDIQ) professional engineering services agreement, and the City has selected Datapoint Engineering for the Hunters Crossing Drainage Improvements Project on the basis of demonstrated competence and qualifications in accordance with Subchapter A, Chapter 2254, Texas Government Code.

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

Section 1: The City Council authorizes the allocation of an amount not to exceed One Hundred Forty-Nine Thousand Six Hundred Dollars ($149,600.00) for professional surveying, engineering, and design services for the Hunters Crossing Drainage Improvements Project, and the City Manager is hereby authorized to execute a ~~Professional Services Contract~~task order with Datapoint Engineering under the City's IDIQ professional engineering services agreement for ~~a not-to-exceed amount of One Hundred Forty-Nine Thousand Six Hundred Dollars ($149,600.00) for the Hunters Crossing Drainage Improvements Project~~those services in an amount not to exceed the amount allocated in this Section, and to take all other actions reasonably necessary to carry out this Resolution.

Section 2: 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 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, Texas this 17th day of November, 2026.

APPROVED:

_____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

DATAPOINT
ENGINEERING • LAND SURVEYING • GIS • UAS

12400 Network Blvd., Ste 130
San Antonio, TX 78249
726.777.4240
www.datapointsurveying.com

City of Bastrop
Elizabeth Wick, Engineering Department
1311 Chestnut St
Bastrop, Tx 78602
E: ewick@cityofbastrop.org

CC: Andres Rosales; arosales@cityofbastrop.org

RE: Proposal for Professional Civil Engineering and Land Surveying Services
Hunter Crossing Drainage Evaluation
City of Bastrop, Texas

Dear Mrs. Wick:

Datapoint Engineering appreciates the opportunity to submit this proposal for professional services for the above-referenced project. The attached proposal outlines our understanding of the project, the proposed scope of services, and associated fees. Please let us know if there is anything we have omitted, stated incorrectly, and/or misunderstood about your project and the expected engineering services that we will be performing for said project.

If the enclosed Proposal meets your approval, please provide us with a Work Authorization / Purchase Order. Should you have any questions during your review of this document, please do not hesitate to contact us.

We look forward to working with you.

Respectfully Submitted,
Datapoint Engineering

Travis Lung, P.E.
Director of Civil Engineering

Recipient
Attachments: Proposal for Services
City of Bastrop Scope of Work document
-included & made a part of this agreement-

PROPOSAL FOR SERVICES

This Proposal for Services (Proposal), number C-01-260828-15_1, is issued under a Master Services Contract between **The City of Bastrop** and **Datapoint Surveying & Mapping II, LLC (Datapoint).** Services for the Project are described below in this Proposal. The Services will be performed in accordance with the terms and conditions of this Proposal, the City of Bastrop Work Authorization, and the Master Services Contract. The Proposal and Work Authorization will be incorporated into and made a part of the Contract.

Site Location and Description:

Project location: 234 - 276 SH 304, Bastrop, Texas [30° 06' 05.25N, 97° 21' 15.86"W]
Project Type: Hydrology and Drainage
Project Size: ~20 Acres



Figure 1 – PreDevelopment 1995
Project Area (Yellow: ~20 Ac.)
Drainage Area (Blue: ~6 Ac.)



Figure 2 – Post-Development 2026
Project Area (Yellow: ~37 Ac.)
Drainage Area (Blue: ~6 Ac.)

It is our understanding that Datapoint will perform land surveying services to collect topographic features within the area shown in yellow above (approximately 20 acres). Datapoint Engineering has been requested to support the City of Bastrop's engineering department with reviewing, evaluating, and providing recommendations for storm water runoff mitigation within this area. The City has provided background and a general scope of work that outlines the initial concerns and areas of focus (attached to the end of this proposal) We will provide our findings, assumptions, and the necessary design recommendations to mitigate the storm water run-off concerns, along with erosion control measures and site grading modifications.

Assumptions / Conditions – This Proposal/Scope of Services is based on the following information:

a. Objectives:
   - Detailed topographic land survey, to include improvements.
   - Engineering surface drainage evaluation and findings.
   - Engineering storm water run-off mitigation recommendations.

b. The City will provide Datapoint engineering with as-built plans for the detention/retention ponds and channels that are immediately upstream (called "Hunter Crossing Channel"), along with as-built plans of the installed sanitary sewer line.

c. Datapoint also respectively request any other existing documents, records, plans, drawings, and specifications of improvements, existing drainage infrastructure, and underground utilities within the project area, as it relates to the project scope and outlined within the yellow area of interest.

d. The City has provided survey control benchmarks to be used and tied for the basis of this project's control network and datums. Datapoint surveying will attempt to recover these control points for use; if they are not recovered or if they have been disturbed, Datapoint will notify the City immediately to discuss secondary options.

e. Unrestricted Site/Property access shall be provided by the City to Datapoint personnel that require site access to perform duties associated with this project. All contact with property owners and tenants for permission to access will be made / secured by the City or the City's representative. The City will notify Datapoint of any access requirements (landowner coordination, badging, training, etc.) prior to the start of this work. If these access requirements, training, and/or additional tasks involve fees, Datapoint will submit to the City for reimbursement of said fees in full.

f. The City will provide Datapoint engineering with any agreements, arrangements, promises, and/or commitments made that are pertinent to the review and recommended design of the site.

g. The City will provide any templates, standards, preferred conditions, and operational limitations to be considered within the civil review and design package.

h. This project will initially be conducted without the benefit of Geotechnical exploration and report. Datapoint can provide this service for an additional fee, through a trusted partnership, or make recommendations for a Geotechnical Engineer.

i. This scope of services excludes performing boundary and/or property determination/resolution. If land boundaries become necessary then Datapoint will notify the City of the change in scope and the associated fees; at that time of approval the City will provide Datapoint with Current Title Commitment / Property Plat / Vesting Deed and all associated parts (restrictions, easements, & encumbrances) for all lands of interest.

j. Datapoint engineering understands that there will be no stormwater detention/retention design modifications at this time to the overall volume and shape (discharge/outfall is included within the scope). If, during the course of this project it becomes necessary to design/modify the existing detention/retention facility's, Datapoint's engineer will notify the City immediately and discuss a change of scope with fee.

k. This scope of services excludes a FEMA Flood Study or Flood Inundation Study to evaluate the upstream watershed conditions and/or downstream impacts to lands and infrastructure beyond the shown area of interest. Datapoint has the ability to include additional hydrology, hydraulic, and flood services upon the City's request; the scope of services and fee will be adjusted to accommodate the approved change.

Scope of Services

Our engineering and land surveying services will involve: **Land Survey and Civil Design Services**, detailed in subsections. The scope for each of the services is as follows:

I. Section 100 – Topographic Land Survey (Design)

This work includes providing a topographic survey showing detailed topography and planimetrics for a 20-acre area (shown in figure 1). The proposed survey will collect and document the existing conditions and improvements.

1. Utilize Hunter's Crossing control datum and establish additional project control as necessary; Texas State Plane, Central Zone, NAD 1983(2011) and NAVD 1988.
2. Locate topographic features and improvements, 25' maximum grid to produce a contour relief map at 1' intervals.
3. Locate hardscape, pavement, fences, rock rip-rap, and manmade improvements.
4. Locate drainage channels, ponds discharge structures, and water surface elevations.
5. Locate above ground evidence of existing utilities, subsurface utility exploration is excluded from this scope of services but can be provided for an additional fee.
6. Hydrographic Survey of 4 water quality ponds (5.61-acres total acreage, 6,090' total perimeter)

Means and Methods – Datapoint Surveying plans on using several technologies and surveying techniques to capture and produce the existing conditions of this development. Some of these techniques will include traditional field surveying, aerial LiDAR capture, and remote sensing. These means and methods will bring economic value, efficient time management, and increased safety for field personnel.

II. Section 200 – Project Management, Coordination, and Support

Datapoint Engineering shall perform the necessary general project coordination and collaboration, including a weekly written status report, as it relates to the site civil scope of services. Project meetings, preconstruction meetings, and other virtual meetings: 24 hours estimated, allotted.

III. Section 201 – Storm Water Management Analysis and Report

Datapoint Engineering will prepare and provide a Storm Water Evaluation and Analysis Report for the area of interest. Drainage patterns, outfalls, discharge points, topography, improvements, and other surface features that effluence storm water run-off will be evaluated and reviewed as they relate to the current site conditions within the area of interest. The Engineer will perform an on-site visit to observe site conditions.

Datapoint engineering will present the City with findings and then open a dialog into discussing mitigation measures. This scope of services excludes any downstream impact analysis and Flood Plain study.

Datapoint will utilize the these calculations, findings, observations, and discussions to produce design recommendations for the mitigation of drainage and impacts to erosive areas.

IV. Section 202 – Site Civil Design Package

Datapoint Engineering shall prepare design details for use within the construction documents, as prepared by others, for the following items.

A. ***Civil Design Construction Plans*** **- These are the general items that constituent the plans;** variations are possible, and therefore this does not represent a fully comprehensive list of items that may be included within said plans.

a. *Cover Page;* This sheet will contain overall project location, general notes, drawing schedule, estimated quantities, project contact information, and jurisdictional required notes.

b. Existing Conditions and Demolition Plan; This sheet will contain the existing conditions topographic information along with any demolition required items, notes, and details. If there is no demolition, then the existing conditions will be apart of the proposed plan sheet(s).

c. Storm Water Pollution Prevention Plan (SWPPP); This sheet will provide a Storm Water Pollution Prevention Plan to satisfy State and Local requirements for controlling water surface pollution from construction activity. Drainage patterns will be determined as they relate to pollution abatement. Construction specifications utilizing Best Management Practices and a site plan depicting the location and type of pollution abatement measures and/or practices will be prepared by the Engineer. Additional information for the temporary erosion control and sedimentation protection measures, overall sequencing notes, and guidance for installation and maintenance of said measures. This excludes a full SWPPP construction book.

d. *Site Plan and Dimensional Control;* Datapoint will layout & design the required surface improvements. Plans can include;
- Drainage features,
- channels & berms,
- erosion control measures,
- stormwater systems (surface),
- and other improvements required and/or directed by the City.

e. *Grading Layout;* Proposed grades/flowlines/watersheds as required for proper installation of drainage features.
- Proposed final contours at 1' intervals, maximum,
- proposed spot and flowline elevations at key areas of concern,
- key notes/details/callouts,
- and surface drainage/channels/highs/lows/grade breaks, as necessary.

f. Miscellaneous Details (below items do not represent a comprehensive list and therefore final plans may contain more or less) that may be included are;
- Storm water systems,
- And erosion control measures.

V. Section 203 – Construction Administration

Datapoint will support the construction of this development as it relates to site civil components.

- Assist with and attend (if necessary) a pre-bid conference and respond to any contractor questions during the bid (virtual meeting, no site visit included),
- Assist with and attend (if necessary) a pre-construction conference (virtual meeting, no site visit included), and
- Review material submittals for the project.
- A formal site civil bid package is excluded from this scope of service. Datapoint can provide this service for an additional fee.

Reimbursables - Direct costs such as shipping, mileage, travel cost for meetings, printing costs, etc. shall be reimbursed by Client. Fees for this section are to be billed monthly and not to exceed the overall estimated budget shown in the Summary of Fees without written notice and approval from Client.

Exclusions – Any other item(s) not specifically described in the aforementioned section(s) will not be included within this Scope of Services without the preapproved, written notification from the City of Bastrop.

Deliverable Milestones

- **Topographic Land Survey;** digital formats, pdf and dwg
- **Engineering: Storm Water Review and Analysis Report;** pdf format
- **Engineering: Civil Design Package**
  - **60% IFR Package** (pdf format)
  - **100% IFC Package** (pdf format)
- **Engineering: General Site Civil Engineering Consulting**

Compensation

Summary of Fees - Based on the information provided to us and as outlined in this *Proposal*, the Time and Materials, not-to-exceed fee for our services will be as follows:

Section 100 –	Survey: Topographic Land Survey		$	44,900
Section 200 –	Project Management and Coordination Support		$	4,500
Section 201 –	Storm Water Review and Analysis		$	12,900
Section 202 –	Site Civil Design Package		$	17,700
Section 203 –	Construction Administration Support		$	2,500
Section 204 –	*Additional Civil Engineering Consulting Service*		$	*Rate sch'd*
		T&M, nte	**$**	**82,500**

[Additional services will be rendered and billed only upon the written approval of an authorized Agent]

Thank you for your time and consideration. Please have an authorized representative sign the attached below formally authorize our services for this project, receipt of signed proposal and/or a client provided P.O./W.O. will constitute authorization to proceed. Should you or your staff have questions, comments, or require additional information, please contact us at your first convenience.

Respectfully Submitted,
Datapoint Engineering

_____
Travis Lung, P.E.

Optional Scope Items per the City's Request:

Section 101 –	Topographic Land Survey; Additional 0.5 miles south to Shiloh Road	$	2,500
Section 205 –	Engineering; Additional 0.5 miles south to Shiloh Road – review drainage way topography and provide a discussion for expanding the flood analysis/study.	$	6,400
Section 206 –	North Drainage Channel Conversation (Property 99424); Provide a topographic land survey and civil engineering support to convert the surface storm water earthen channel into below grade drainage structures, including energy dissipation measures, Hydrology, and Hydraulics.	$	58,200



BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider action to approve Resolution No. R-2026-161 authorizing submission of a Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for the Community Development Fund.

AGENDA ITEM SUBMITTED BY:

Submitted by: Elizabeth Wick, CFM, Project Manager

BACKGROUND/HISTORY:

The City of Bastrop has an outstanding Texas Capital Fund (TCF) loan balance of $154,703.00. Payment has been deferred since October 2024. The grant program specialist provided the City with the following options for addressing the outstanding balance:

1. Apply for the next round of CDBG funding.
    a. Adopt a resolution authorizing the application and committing the outstanding TCF balance, at a minimum, as local matching funds.
2. Submit a project proposal for a standalone/self-funded project.
3. Repay the withheld funds and resume monthly payments.

On October 27, 2026, Council approved the submission of a Texas Community Development Block Grant (CDBG) Program Application to the Texas Department of Agriculture (TDA) with a commitment of local funds not to exceed $120,000.00.

Since the City is already pursuing CDBG funding, staff recommend amending the previously approved resolution to reflect a local funding commitment sufficient to cover the outstanding TCF loan balance of $154,703.00. This approach would allow the City to address the outstanding TCF obligation while moving forward with its existing CDBG funding application.

The City still intends to submit Hunter's Crossing Drainage Improvements for consideration. The proposed project has an estimated construction cost of $800,000. The final project scope and associated engineering requirements remain subject to further review and consideration.

FISCAL IMPACT:

The City would be responsible for no less than $154,703 in local funds.

RECOMMENDATION:

Adopt the Resolution.

ATTACHMENTS:

1. Resolution No. R-2026-161

RESOLUTION NO. R-2026-161

A RESOLUTION OF THE CITY COUNCIL OF BASTROP, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND.

WHEREAS, the City Council of the City of Bastrop desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Bastrop to apply for funding under the Texas Community Development Block Grant Program; and

WHEREAS, the City is currently collecting program income generated through a Texas Capital Fund loan, Contract #726142 in support of Heart of Texas Art Group, and forwarding all such payments to the Department of Agriculture; and

WHEREAS, the Texas Department of Agriculture notified the City that the program income loan payments may be retained by the City and applied to the existing matching funds commitment for the application;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BASTROP, TEXAS,

1. That a Texas Community Development Block Grant Program application for the 2027-2028 Community Development Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Community Development Fund.

2. That the City of Bastrop commits to dedicating no less than 51% of grant funds for activities identified by the state planning region as First Priority.

3. That the City of Bastrop is committing to provide $154,703.00 in matching funds toward the application’s activities, with the specific usage and funding source to be determined prior to any award of grant funding, of which $154,703.00 will be provided through Texas Capital Fund program income.

4. That the current Texas Capital Fund program income balance of $154,703.00 will be deposited in the bank account established for the CDBG grant upon execution of the grant agreement and will be expended for eligible project costs, satisfying the program income requirements of the Texas Capital Fund loan with TDA.

5. That, once the outstanding program income balance is deposited into the grant bank account, loan payments from Heart of Texas Art Group to the City will continue

as scheduled with no Community Development Block Grant restrictions on the use of funds.

6. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

Passed and approved this 17 day of November 2026.

Signature Page to Follow

APPROVED:

***by*:** _____
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

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

BASTROPTX
Heart of the Lost Pines / Est. 1832

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:

Consider and act on Resolution No. R-2026-166, approving a waiver for alternate drainage standards for commercial development, located at 1615 Cedar Street, within the city limits of the City of Bastrop.

AGENDA ITEM SUBMITTED BY:

Elizabeth Wick, CFM, Project Manager

BACKGROUND/HISTORY:

The proposed commercial development, located at 1615 Cedar Street, proposes a new food truck court that will serve nine food trucks, including a public restroom, and associated parking and sidewalks. The proposed plan had under 5,000 sq ft of impervious cover and no drainage plan was prepared for the site, and no stormwater detention was proposed on site. The owner has revised the site layout to provide fourteen parking spaces on site. The site revision puts the proposed impervious cover at 7,744 sq ft (11%). A portion of this site is within the FEMA 1% annual chance floodplain. The proposed project is located in the Gills Branch watershed.



LOCATION MAP
NOT TO SCALE

Following Section 16.01.013 – Exceptions and waivers, the Development Review Committee recommended approval of the waiver on Thursday, November 5, 2026, for the following exceptions:

- **Stormwater Drainage Manual Section 2.A**
    - Remove Final Drainage Plan.

According to the Stormwater Drainage Ordinance, the final approval of any waiver to the requirements listed within the manual rests with the Council. Therefore, Staff is presenting this item to the Council for final approval so that the development may proceed with their proposed improvements to the area.

RECOMMENDATION:

Approve a waiver for alternate drainage standards for commercial development, located at 1615 Cedar Street, within the city limits of the City of Bastrop.

ATTACHMENTS:

1. Resolution No. R-2026-166
2. Drainage Waiver Application

RESOLUTION NO. R-2026-166

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING A WAIVER FOR ALTERNATE DRAINAGE STANDARDS FOR COMMERCIAL DEVELOPMENT, LOCATED AT 1615 CEDAR STREET, WITHIN THE CITY LIMITS OF THE CITY OF BASTROP; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop Code of Ordinances Section 16 Stormwater Drainage allows the City Council to approve exceptions or waivers, and

WHEREAS, the applicant for a commercial development, located at 1615 Cedar Street, within the city limits of the City of Bastrop has submitted drainage calculations and supporting documentation for the proposed development; and

WHEREAS, the applicant has requested a waiver to remove Final Drainage Plan; and

WHEREAS, the Development Review Committee recommended approval of the waiver on November 5, 2026; and

WHEREAS, the City Council finds that approval of the waiver is consistent with the intent and purpose of the Stormwater Drainage Ordinance.

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

Section 1. The City Council approves and authorizes the execution of the waiver for alternate drainage standards, for a commercial development located at 1615 Cedar Street within the city limits of the City of Bastrop.

Section 2. This resolution shall take effect immediately from and after its passage, and it is duly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 17th day of November 2026.

APPROVED:

_____
Ishmael Harris, Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Highland Development & Engineering Co, LLC Firm F-19450
111 N. Hasler Blvd, Bastrop, TX 78602 | (512) 744-6815 | TheCoolKids@HighlandDevTX.com

10/26/2026

City of Bastrop
1311 Chestnut St
Bastrop, TX 78602

Re: Zavodny Food Court – Project Description Letter

Good afternoon,

The owners of 1615 Cedar St are proposing to build a food truck court that will serve nine food trucks, include a public restroom, and associated parking and sidewalks. The existing site is currently vacant. The site is currently platted and is a legal lot.

A Site Development Permit was previously approved for a food truck court at this site under the B3 Code with no parking on site. The proposed plan had under 5,000 SF of impervious cover and no drainage plan was prepared for the site, and no stormwater detention was proposed on site. The owner has revised the site layout to provide fourteen parking spaces on site. The site revision puts the impervious cover on site over 5,000 sf at a total of 7,744 square feet. We are applying for a Drainage Waiver for this site.

If you have any questions, please contact me at 815-674-4945.

Sincerely,

Rachel D. Hartzler, PE



ENGINEERING and DRAINAGE REPORT

FOR

ZAVODNY FOOD COURT
1615 CEDAR STREET
BASTROP, TX 78602

City of Bastrop

PREPARED BY:

Highland Development & Engineering Co, LLC
111 N Hasler Blvd
Bastrop, Texas 78602
(815) 674-4945
Firm Registration #F-19450

November 5, 2026



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FEMA 100-year Floodplain 3
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Soils 3
Environmental & Erosion Controls 4
Drainage 4

Exhibits

FEMA FIRM Map ..... Exhibit A
NRCS Soil Survey ..... Exhibit B
Drainage Area Maps ..... Exhibit C
Drainage Calculations ..... Exhibit D

Summary

The owner proposes to build a food truck court with nine food truck pads, a public restroom, associated parking, sidewalks and utilities. The site is located on southwest corner of the intersection between Cedar Street and State Highway 95 in Bastrop. The site is currently vacant. The site is platted and is a legal lot.
A Site Development Permit was previously issued for a food truck court at this site und the B3 Code with no parking on site. The proposed plan had under 5,000 SF of impervious cover and no drainage plan was prepared for the site, and no stormwater detention was proposed on site. The owners revised the site plan to provide fourteen parking spaces on site. This revision has pushed the impervious cover on site to 7,744 square feet. This report is providing information to support a Drainage Waiver for the project.

Watershed

This property is part of the Gill's Branch watershed, which drains to the Colorado River.

FEMA 100-Year Floodplain

A portion of this property lies within the 100 year special flood hazard area (1% annual chance flood area) as identified by the Flood Insurance Rate Map, Panel No. 48021C0360F, effective May 9, 2023. Please see the FEMA FIRM Map in **Exhibit A**.

Utilities

Electric service will be provided by Bastrop Power and Light. Water and wastewater service will be provided by the City of Bastrop.

Soils

The NRCS Web Soil Survey published by the United States Department of Agriculture indicates the predominant soil classifications found within the site are Robco-Tanglewood complex, 1 to 5 percent slopes (DeC) and Sayers fine sandy loam, 0 to1 percent slopes, occasionally flooded (Sa).

These soils have a high infiltration (low runoff potential) when thoroughly wet. For the purpose of drainage calculations, the Hydrologic Soil Group is A. Please see the attached NRCS Web Soil Survey in **Exhibit B.**

Environmental and Erosion Controls

This project is **not** located within the Lost Pines Habitat Conservation Plan Area.

Temporary and permanent erosion controls will be installed with the site development permits and will be in accordance with the TCEQ's Erosion Control Best Management Practices and use products from TxDOT's Erosion Control Approved Products List.

Drainage

The existing drainage patterns are typically flowing from the northeast to the southwest across the property (portion of the property that will be developed with this project) to Gill's Branch, which crosses this property.

In the existing conditions, one drainage area was analyzed to determine the pre-development stormwater runoff. In the proposed conditions, the same drainage area was studied.

Peak discharge calculations were computed using HEC-HMS 4.11 stormwater modeling software. The NRCS TR-55 Method was used to calculate the time of concentration. Rainfall estimates are based on published values in the national Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 11: Precipitation Frequency Atlas of the United States. Existing and proposed ground cover and associated CN-values are given in the tables below.

EXISTING IMPERVIOUS COVER (IC) TABLE

Ground Cover Description	Hydrologic Soil Group	AREA (ft^2)	AREA (AC)	CN
Drainage Area 1 (EX-1)				
Lawn, good condition, grass cover > 75%	A	25,643	0.589	39
TOTAL		**25,643**	**0.589**	
Gross Site Area				0.589
% IC				0.0%
Weighted CN-value				**39**

FULLY DEVELOPED IMPERVIOUS COVER (IC) TABLE				
Ground Cover Description	**Hydrologic Soil Group**	**AREA (ft^2)**	**AREA (AC)**	**CN**
Drainage Area 1 (PR-1/CUL-1)				
Pavement/impervious cover		7,744	0.178	98
Lawn, good condition, grass cover > 75%	A	17,899	0.411	39
TOTAL		**25,643**	**0.589**	
Gross Site Area				0.589
% IC				30.2%
Weighted CN-value				**57**

Due to the minimal amount of impervious cover and improvements in ground cover, the peak stormwater runoff for the proposed conditions increased slightly in the 2-, 10-, 25-, 50- and 100- year storm.

Please see the pre- and post-development comparison table below:

Pre- and Post-Development Comparison Table								
DRAINAGE AREA	**Condition**	**Description**	**ACREAGE (AC)**	**2-YR (CFS)**	**10-YR (CFS)**	**25-YR (CFS)**	**50-YR (CFS)**	**100-YR (CFS)**
EX-1	Pre-Development	**Drains to Gills Branch**	0.589	0.00	0.20	0.50	1.00	1.50
PR-1	Post-Development	**Drains to Gills Branch**	0.589	0.60	1.50	2.20	2.80	3.70

Stormwater discharge from the site will remain similar in nature to the existing conditions, and there will be no adverse impact to adjacent or downstream properties that will occur as a result of this project. Please see the Drainage area Maps in **Exhibit C** and the Drainage Calculations in **Exhibit D**.

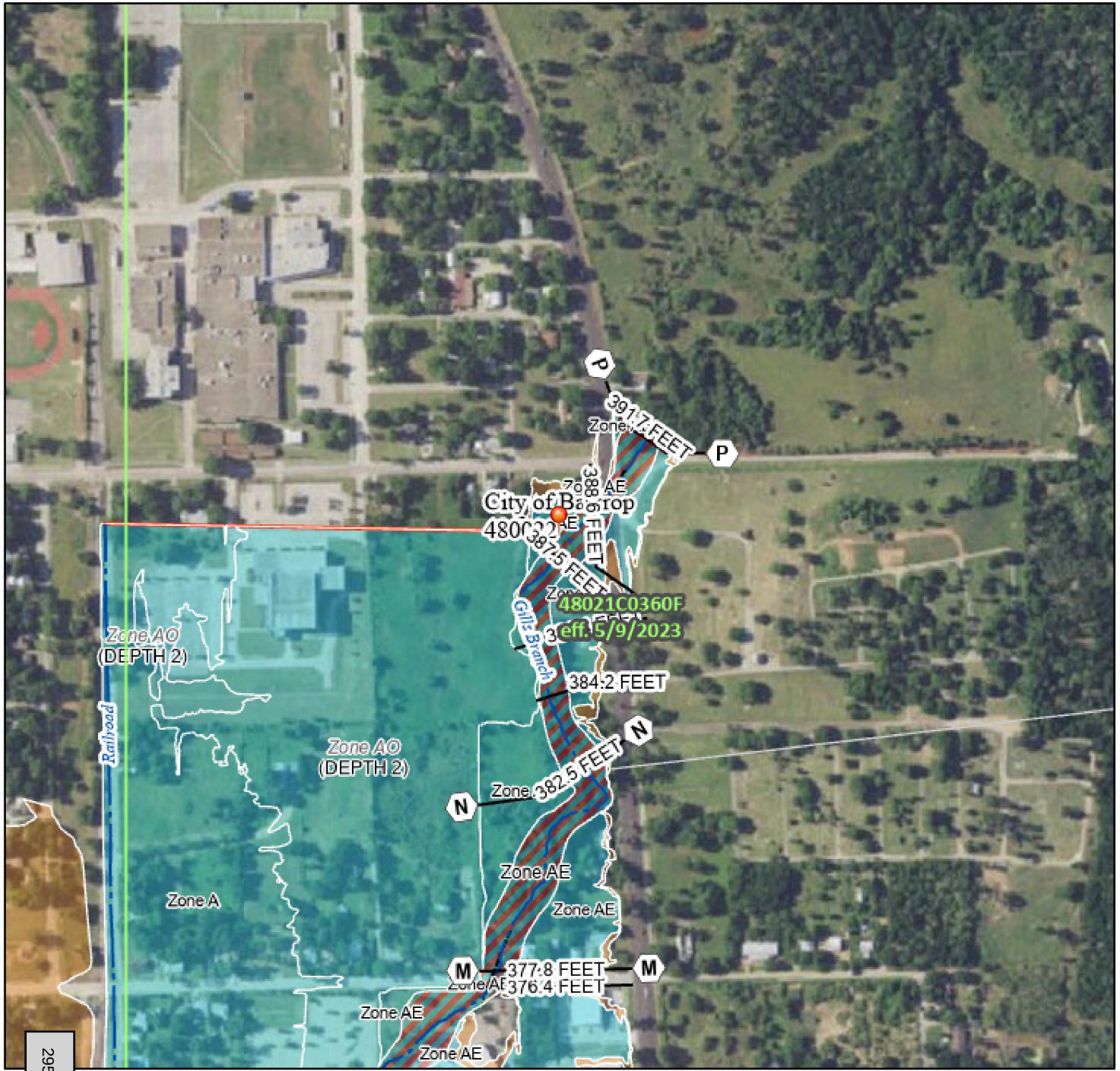
EXHIBIT A

FEMA FIRM Map

National Flood Hazard Layer FIRMette

FEMA

97°18'49"W 30°7'15"N



97°18'12"W 30°6'44"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 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*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/26/2026 at 11:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the follow elements do not appear: basemap imagery, flood zon legend, scale bar, map creation date, community iden FIRM panel number, and FIRM effective date. Map im unmapped and unmodernized areas cannot be used f regulatory purposes.

Item 9C.

EXHIBIT B

NRCS Soil Survey

Hydrologic Soil Group—Bastrop County, Texas



Map Scale: 1:898 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bastrop County, Texas
Survey Area Data: Version 24, Sep 3, 2026

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 2, 2022—May 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DeC	Robco-Tanglewood complex, 1 to 5 percent slopes	A	1.4	43.8%
Sa	Sayers fine sandy loam, 0 to 1 percent slopes, occasionally flooded	A	1.8	56.2%
Totals for Area of Interest			**3.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

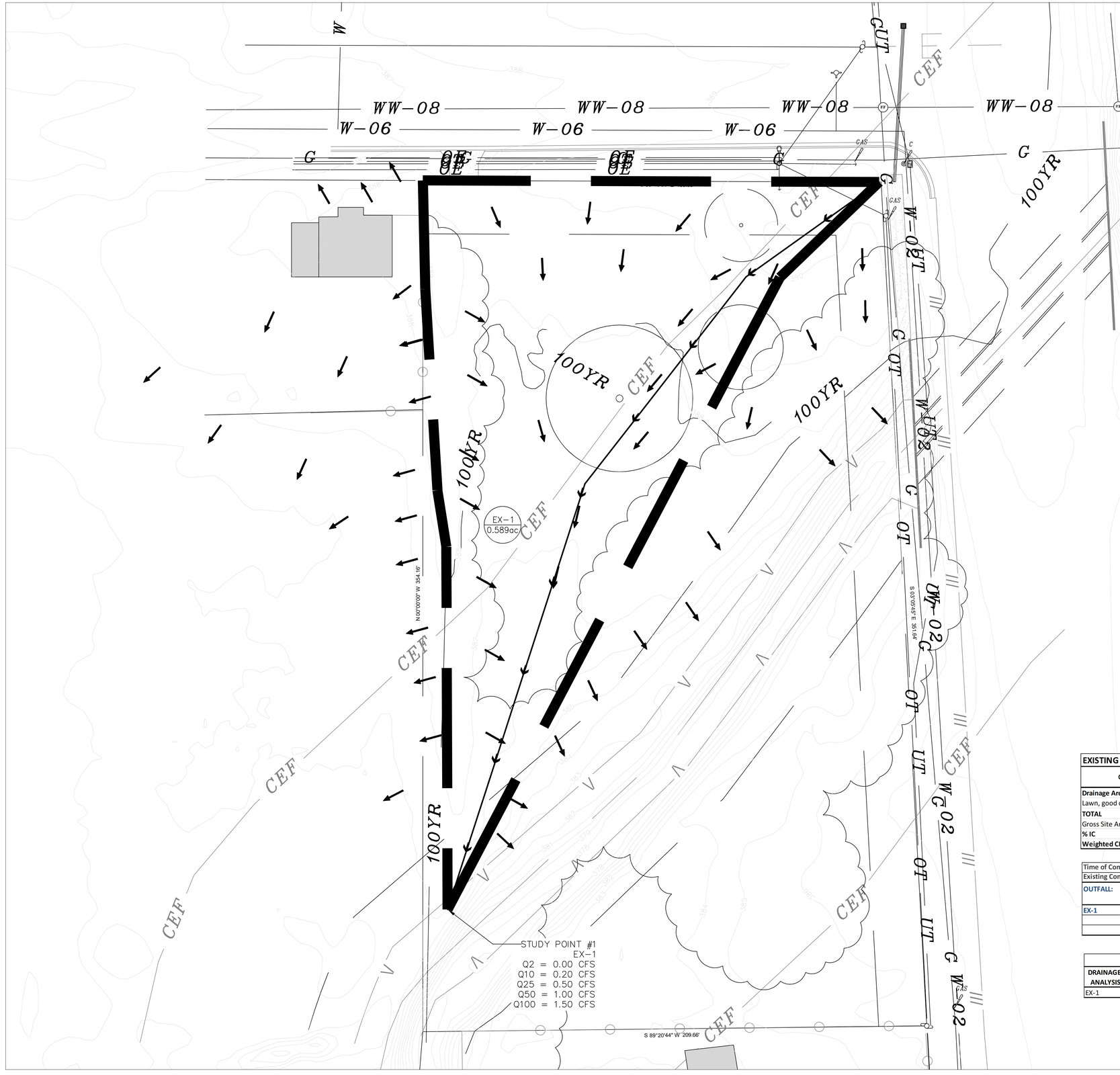
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

EXHIBIT C

Drainage Area Maps



EXISTING IMPERVIOUS COVER (IC) TABLE				
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Drainage Area 1 (EX-1)				
Lawn, good condition, grass cover > 75%	A	25,643	0.589	39
TOTAL		**25,643**	**0.589**	
Gross Site Area				0.589
% IC				0.0%
Weighted CN-value				**39**

Time of Concentration (t_c) **Calculation Table**

Existing Condition — P_2(in): 4.17

OUTFALL:	Type of Flow	"n"	b (ft)	y (ft)	ss (V/H)	A (ft^2)	P (ft)	R (ft)	s (ft/ft)	V (ft/s)	L (ft)	T_t (min)	T_t (hr)
EX-1	Sheet Flow	0.400	-	-	-	-	-	-	0.042	0.1	100	14.0	0.23
	Shallow Conc.	0.050	-	-	-	-	-	-	0.012	1.8	263	2.5	0.04
											OUTFALL EX-1 Total	**16.5**	**0.28**

EXISTING CONDITIONS PEAK DISCHARGE (CFS) - NRCS METHOD									
DRAINAGE AREA / ANALYSIS POINT	ACREAGE (AC)	IMPERVIOUS COVER (%)	Tc (mins.)	BASE CN	2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	50-YR (CFS)	100-YR (CFS)
EX-1	0.589	0.0	16.5	39	0.00	0.20	0.50	1.00	1.50

NO.	DATE	REVISIONS	BY

ZAVODNY FOOD COURT

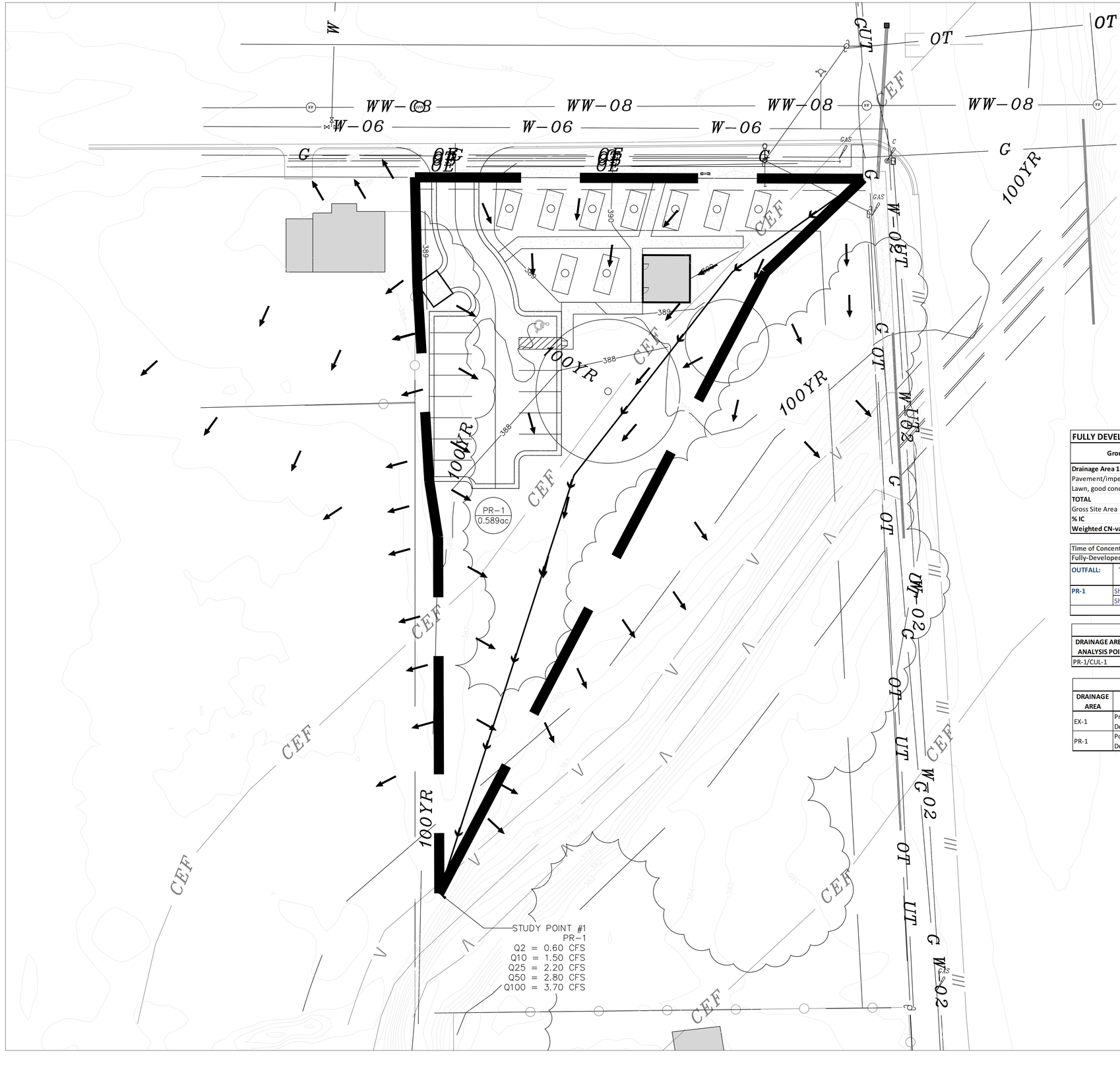
1615 CEDAR STREET
BASTROP, TEXAS 78602

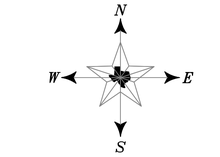
EXISTING CONDITIONS DRAINAGE AREA MAP

Highland Development & ENGINEERING COMPANY
hd+e
FIRM REGISTRATION # F-19450
155 Glass Ln
Bastrop, Texas 78602
(815) 674-4945

STATE OF TEXAS
RACHEL D. HARTZLER
117344
LICENSED PROFESSIONAL ENGINEER
Rachel D Hartzler
11/5/2026

SHEET 1 OF 2





SCALE: 1"= 20'

0' 20' 40' 60'

LEGEND

- 100' — CONTOUR
- CULVERT
- DRAINAGE AREA BOUNDARY
- FLOW ARROW
- TIME OF CONCENTRATION PATH
- DA / AC — DRAINAGE AREA IDENTIFIER / DRAINAGE AREA (ACRES)

DRAINAGE NOTE:

THE DRAINAGE DESIGN FOR THIS SITE COMPLIES WITH ATLAS 14 REQUIREMENTS.

FULLY DEVELOPED IMPERVIOUS COVER (IC) TABLE

Ground Cover Description	Hydrologic Soil Group	AREA (ft²)	AREA (AC)	CN
Drainage Area 1 (PR-1/CUL-1)				
Pavement/impervious cover		7,744	0.178	98
Lawn, good condition, grass cover > 75%	A	17,899	0.411	39
TOTAL		**25,643**	**0.589**	
Gross Site Area				0.589
% IC				30.2%
Weighted CN-value				**57**

Time of Concentration (t_c) Calculation Table

Fully-Developed Condition — P_2(in): 4.17

OUTFALL:	Type of Flow	"n"	b (ft)	y (ft)	ss (V/H)	A (ft²)	P (ft)	R (ft)	s (ft/ft)	V (ft/s)	L (ft)	T_t (min)	T_t (hr)
PR-1	Sheet Flow	0.400	-	-	-	-	-	-	0.042	0.1	100	14.0	0.23
	Shallow Conc.	0.050	-	-	-	-	-	-	0.012	1.8	263	2.5	0.04
											OUTFALL PR-1 Total	**16.5**	**0.28**

FULLY DEVELOPED CONDITIONS PEAK DISCHARGE (CFS) - NRCS METHOD

DRAINAGE AREA / ANALYSIS POINT	ACREAGE (AC)	IMPERVIOUS COVER (%)	Tc (mins.)	BASE CN	2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	50-YR (CFS)	100-YR (CFS)
PR-1/CUL-1	0.589	30.2%	16.5	57	0.60	1.50	2.20	2.80	3.70

Pre- and Post-Development Comparison Table

DRAINAGE AREA	Condition	Description	ACREAGE (AC)	2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	50-YR (CFS)	100-YR (CFS)
EX-1	Pre-Development	**Drains to Gills Branch**	0.589	0.60	1.50	2.30	3.00	3.90
PR-1	Post-Development	**Drains to Gills Branch**	0.589	0.60	1.50	2.20	2.80	3.70

NO.	DATE	REVISIONS	BY

ZAVODNY FOOD COURT

1615 CEDAR STREET
BASTROP, TEXAS 78602

FULLY DEVELOPED CONDITIONS DRAINAGE AREA MAP

Highland Development & ENGINEERING COMPANY
hd+e
FIRM REGISTRATION # F-19450
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Bastrop, Texas 78602
(815) 674-4945

STATE OF TEXAS
RACHEL D. HARTZLER
117346
LICENSED PROFESSIONAL ENGINEER
Rachel D Hartzler
10/26/2026

SHEET 2 OF 2

EXHIBIT D

Drainage Calculations

Time of Concentration (t_c) Calculation Table

Existing Condition — P_2(in): 4.17

OUTFALL:	Type of Flow	"n"	b (ft)	y (ft)	ss (V/H)	A (ft²)	P (ft)	R (ft)	s (ft/ft)	V (ft/s)	L (ft)	T_t (min)	T_t (hr)
EX-1	Sheet Flow	0.400	-	-	-	-	-	-	0.042	0.1	100	14.0	0.23
	Shallow Conc.	0.050	-	-	-	-	-	-	0.012	1.8	263	2.5	0.04
										OUTFALL EX-1 Total		**16.5**	**0.28**

Equations

Sheet Flow	$T_t=0.42(nL)^{0.8}/(P_2^{0.5}s^{0.4})$
Shallow Conc. Flow (Unpaved,n=0.05,r=0.4)	$T_t=L/(60(16.1345)(s)^{0.5})$
Shallow Conc. Flow (Paved,n=0.025,r=0.2)	$T_t=L/(60(20.3282)(s)^{0.5})$
Open Channel Flow	$V=1.49r^{(2/3)}s^{(1/2)}/n$

Time of Concentration (t_c) Calculation Table

Fully-Developed Condition — P_2(in): 4.17

OUTFALL:	Type of Flow	"n"	b (ft)	y (ft)	ss (V/H)	A (ft²)	P (ft)	R (ft)	s (ft/ft)	V (ft/s)	L (ft)	T_t (min)	T_t (hr)
PR-1	Sheet Flow	0.400	-	-	-	-	-	-	0.042	0.1	100	14.0	0.23
	Shallow Conc.	0.050	-	-	-	-	-	-	0.012	1.8	263	2.5	0.04
										OUTFALL PR-1 Total		**16.5**	**0.28**

Equations

Sheet Flow	$T_t=0.42(nL)^{0.8}/(P_2^{0.5}s^{0.4})$
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Shallow Conc. Flow (Paved,n=0.025,r=0.2)	$T_t=L/(60(20.3282)(s)^{0.5})$
Open Channel Flow	$V=1.49r^{(2/3)}s^{(1/2)}/n$

STAFF REPORT

MEETING DATE: November 17th, 2026 **AGENDA ITEM**:

TITLE:

Consider and act to approve the first reading of Ordinance No. 2026-53, Amending the code of ordinances, related to Chapter 12 Titled “Traffic and Vehicles” amending article 12.14 titled “Motor Assisted Scooters, Electric Bicycles, and Bicycles Equipped with GPS” amending section 12.14.002 titled “Operation and Parking of Motor-Assisted Scooters, Electric Bicycles, and Bicycles Equipped with GPS” to include a restriction operating Motor Assisted Scooters on specified sidewalk areas of Main Street, as attached in Exhibit A; and move to include on the December 8th, 2026, Consent Agenda for the second reading.

STAFF REPRESENTATIVE:

Vicky Steffanic, Chief of Police

BACKGROUND/HISTORY:

Currently, Chapter 12, Section 12.14.002 of the City of Bastrop Code of Ordinances does not prohibit the operation of motorized scooters on sidewalks within the city limits. The proposed amendment would continue to permit the operation of motorized scooters on sidewalks throughout the City of Bastrop, subject to all existing applicable regulations, while establishing a specific restriction along Main Street in the downtown area.

The Proposed restriction would be the operation of motorized scooters on sidewalks, yet motorized scooters would be prohibited along Main Street within the following boundaries:

1. From Farm Street to Chestnut Street.
2. From Chestnut Street to Pine Street.

The intent of this amendment is to enhance pedestrian safety within the downtown Main Street corridor, where increased pedestrian activity, sidewalk usage, and commercial activity may create conflicts between pedestrians and motorized scooter operators.

The proposed amendment would preserve the ability to operate motorized scooters on sidewalks in other areas of the city, consistent with existing regulations, while providing additional pedestrian protections within the designated downtown corridor.

FUNDING SOURCE:

NA

RECOMMENDATION:

Approval of Ordinance Amendment

ATTACHMENTS:

- Exhibit ‘A” showing amendment (addition)
- Map of requested restriction

ORDINANCE NO. 2026-53

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS; AMENDING THE CODE OF ORDINANCES, RELATED TO CHAPTER 12 TITLED "TRAFFIC AND VEHICLES," AMENDING ARTICLE 12.14 TITLED "MOTOR ASSISTED SCOOTERS, ELECTRIC BICYCLES, AND BICYCLES EQUIPPED WITH GPS"AMENDING SECTION 12.14.002 TITLED 'OPERATION AND PARKING OF MOTOR-ASSISTED SCOOTERS, ELECTRIC BICYCLES, AND BICYCLES EQUIPPED WITH GPS" TO INCLUDE A RESTRICTION OPERATING MOTOR ASSISTED SCOOTERS ON SPECIFIED AREAS OF SIDEWALKS ON MAIN STREET, AS ATTACHED IN EXHIBIT A; AND MOVE TO INCLUDE ON THE DECEMBER 8TH, 2026 CONSENT AGENDA FOR A SECOND READING.

WHEREAS, the City of Bastrop ("City") has the responsibility to address any public health and safety problems; and

WHEREAS, the City of Bastrop Police department is seeking to amend ordinance 12.14.002 and prohibit riders and the operation of Motorized Assisted Scooters on the sidewalk along Main Street within the boundaries of Farm Street and Chestnut Street and Chestnut Street and Pine Street; and

WHEREAS, the City of Bastrop Police department is seeking to amend ordinance 12.14.002 with the desired intent of enhancing pedestrian safety within the downtown Main Street corridor, where increased pedestrian activity, sidewalk usage, and commercial activity is increased and may create conflicts between pedestrians and motorized scooter operations; and

WHEREAS, the city has the full power of local self-government as recognized by Tex. Loc. Gov't Code § 51.072; 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, THAT:

Section 1: FINDINGS OF FACT
The facts and recitations set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2: AMENDMENT
Chapter 12 Article 12.14.002. is hereby amended to read as set forth with the underlines / red being additions, double underlines being moved text, and strikethroughs being deletions.

Sec. 12.14.002 Operation and parking of motor-assisted scooters, electric bicycles, and bicycles equipped with GPS.

(a) *Operation of motor-assisted scooters.*
- (1) Riders must always yield to pedestrians.
- (2) Riders may ride on streets which have a speed limit of thirty-five (35) miles per hour or less. Riders must obey all state and city traffic laws.
- (3) Riders operating or in control must be at least sixteen (16) years of age.
- (4) Riders may not have any passengers. Only one person may be on the scooter when it is being operated.
- (5) The wearing of a helmet is encouraged but not required.
- (6) It is unlawful for a rider to operate a motor-assisted scooter under the influence of alcohol or drugs.

(7) It is unlawful for a rider to use a portable wireless communication devic operating a vehicle.

(8) Riders may not ride or operate a motorized scooter on sidewalks along Main Street within the following boundaries:

1. From Farm Street to Chestnut Street
2. From Chestnut Street to Pine Street

Section 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.

Section 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.

Section 5: CODIFICATION The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

Section 6: EFFECTIVE DATE
This ordinance shall take effect 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 the First Reading on this, the 17th day of November 2026.

READ & APPROVED on the Second Reading on this, the 8th day of December 2026.

[Signature page to follow]

APPROVED:

***by*: _____**
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

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

Sec. 12.14.002 Operation and parking of motor-assisted scooters, electric bicycles, and bicycles equipped with GPS.

(a) *Operation of motor-assisted scooters.*

(1) Riders must always yield to pedestrians.

(2) Riders may ride on streets which have a speed limit of thirty-five (35) miles per hour or less. Riders must obey all state and city traffic laws.

(3) Riders operating or in control must be at least sixteen (16) years of age.

(4) Riders may not have any passengers. Only one person may be on the scooter when it is being operated.

(5) The wearing of a helmet is encouraged but not required.

(6) It is unlawful for a rider to operate a motor-assisted scooter under the influence of alcohol or drugs.

(7) It is unlawful for a rider to use a portable wireless communication device while operating a vehicle.

(8) Riders may not ride or operate a motorized scooter on sidewalks along Main Street within the following boundaries:

1. From Farm Street to Chestnut Street

2. From Chestnut Street to Pine Street

(b) *Operation of electric bicycles, and bicycles equipped with GPS.*

(1) Riders must always yield to pedestrians.

(2) Riders may not ride on sidewalks.

(3) Riders must obey state and city traffic laws.

(4) Riders operating or in control must be at least sixteen (16) years of age.

(5) It is unlawful for a rider to use a portable wireless communication device while operating a bicycle.

(6) The wearing of a helmet is encouraged, but not required.

(7) It is unlawful for a rider to operate an electric bicycle under the influence of alcohol or drugs.

Proposed Motorized Scooter Ordinance Details

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.

BASTROPTX
Heart of the Lost Pines / Est. 1832

Current Time: 11/6/2026 4:48 PM

0 0.07 0.15 0.3 Miles

Legend

- Proposed Bike Rack Locations
- Prohibited Area
- TxDOT Restrictions

Additional Proposed Bike Rack Locations

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consideration and action to approve a resolution R-2026-176 authorizing the City Manager to execute a contract with ShadePro LLC for the purchase and installation of shade structures at Fireman's Park and the Bastrop Little League Fields in an amount not to exceed $170,000.00.

AGENDA ITEM SUBMITTED BY:
Lance Dodge, Director of Public Works/Parks and Recreation & Streets and Drainage

BACKGROUND AND PURPOSE:
The City of Bastrop continues to invest in park improvements that enhance the recreational experience for residents and visitors. Installation of permanent shade structures at athletic facilities will improve comfort and provide protection from sun exposure for players, coaches, officials, and spectators utilizing these facilities throughout the year.
ShadePro LLC submitted proposals for permanent cantilever shade structures at both Fireman's Park and the Bastrop Little League Fields. The proposals include the manufacture, delivery, installation, and Texas stamped engineering drawings necessary for construction.

The proposed improvements include:

Fireman's Park
- One 20' x 40' x 10' cantilever shade structure located near first base.
- One 20' x 24' x 10' cantilever shade structure located near third base.
- Texas stamped engineer drawings.

Total Cost: $25,795.00.

Bastrop Little League Fields
- Two 20' x 40' x 10' cantilever shade structures at Fields 1 and 4.
- One 20' x 40' x 10' cantilever shade structure at Field 5.
- Two 20' x 25' x 10' cantilever shade structures at Fields 2 and 3.
- One 20' x 24' x 10' cantilever shade structure at Field 6.
- Texas stamped engineer drawings.

Total Cost: $138,590.00.

Combined project cost is **$164,385.00**.

FISCAL IMPACT:

Project Location	Amount
Fireman's Park	$25,795.00
Bastrop Little League Fields	$138,590.00
Total Project Cost	**$164,385.00**
Requested Not-to-Exceed Authorization	**$170,000.00**

RECOMMENDATION:
Staff recommends approval of the Resolution authorizing the City Manager to execute a contract with ShadePro LLC for the purchase and installation of shade structures at Fireman's Park and the Bastrop Little League Fields in an amount not to exceed $170,000.00.

ATTACHMENTS:

- Resolution No. R-2026-176
- City of Bastrop - Fireman's Park – ShadePro Quote
- City of Bastrop – Little League Fields – ShadePro Quote

RESOLUTION NO. R-2026-176

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ShadePro LLC FOR THE PURCHASE AND INSTALLATION OF SHADE STRUCTURES AT FIREMAN'S PARK AND THE BASTROP LITTLE LEAGUE FIELDS IN AN AMOUNT NOT TO EXCEED $170,000.00; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop seeks to enhance recreational amenities and spectator comfort at Fireman's Park and the Bastrop Little League Fields; and **WHEREAS,**

the City received proposals from ShadePro LLC for the manufacture and installation of permanent shade structures at both locations; and **WHEREAS,**

the proposal for Fireman's Park includes one 20' x 40' x 10' cantilever shade structure at first base, one 20' x 24' x 10' cantilever shade structure at third base, and Texas stamped engineer drawings for a total amount of $25,795.00; and

WHEREAS, the proposal for the Bastrop Little League Fields includes permanent shade structures at Fields 1 through 6, together with Texas stamped engineer drawings, for a total amount of $138,590.00; and

WHEREAS, the combined cost of the proposed shade structures and associated engineering services is $164,385.00; and

WHEREAS, the City Council finds that entering into a contract with ShadePro LLC for an amount not to exceed $170,000.00 is in the best interest of the City and will provide adequate funding for the project, including any minor contingencies necessary to complete the installation.

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

SECTION 1.

The City Council hereby approves a contract with ShadePro LLC for the purchase, engineering, and installation of shade structures at Fireman's Park and the Bastrop Little League Fields in an amount not to exceed **One Hundred Seventy Thousand and No/100 Dollars ($170,000.00)**.

SECTION 2.

The City Manager is hereby authorized to execute all documents necessary to effectuate this contract and to take all actions necessary to implement the project.

SECTION 3.

This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 17th day of November 2026.

CITY OF BASTROP, TEXAS

APPROVED:

***by*: _____**
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

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

ShadePro LLC
Permanent Shade Structures
8690 FM 306
New Braunfels TX 78132
210-651-1041 Phone
Email: Jenifer@ShadePro.com

INVOICE

INVOICE # **SP260930A**
DATE: **September 30, 2026**

Bill To:

City of Bastrop - Fireman's Park
600 Hill St
Bastrop, TX 78602

Ship To:

City of Bastrop - Fireman's Park
600 Hill St
Bastrop, TX 78602

Comments or Special Instructions:

SALESPERSON	PO NUMBER	SHIP DATE:	SHIP VIA	F.O.B. POINT	TERMS
Tyler Arnold		2026	ShadePro	Installed	

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	20' x 40' x 10'H Cantilever (1st Base)		$ 12,900.00
1	20' x 24' x 10'H Cantilever (3rd Base)		$ 11,400.00
1	Texas Stamped Engineer Drawings		$ 1,495.00

Sub-Total:	$ 25,795.00
Sales Tax:	Exempt
Total Due:	**$ 25,795.00**
Deposit Due To Begin Manufacturing	**$ 13,000.00**
Balance Due Upon Completion	**$ 12,795.00**

THANK YOU FOR YOUR BUSINESS!

Please Make all checks payable to **ShadePro, L.L.C.** We also accept Visa, Master Card, & American Express.
If you have any questions concerning this invoice, contact our
Corporate Office @ 210-651-1041 or **Jenifer@ShadePro.com**

When a check is provided as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Privacy Act Statement required by 5 U.S.C. 552a(e)(3) as governed by the rules of the NACHA. If you wish to opt out of check conversion notify us on this document and return with payment.

ShadePro LLC
Permanent Shade Structures
8690 FM 306
New Braunfels TX 78132
210-651-1041 Phone
Email: Jenifer@ShadePro.com

INVOICE

INVOICE # **SP260930**
DATE: **September 30, 2026**

Bill To:

City of Bastrop - Bastrop Little League
1208 Linden St
Bastrop, TX 78602

Ship To:

City of Bastrop - Bastrop Little League
1208 Linden St
Bastrop, TX 78602

Comments or Special Instructions:

SALESPERSON	PO NUMBER	SHIP DATE:	SHIP VIA	F.O.B. POINT	TERMS
Tyler Arnold		2026	ShadePro	Installed	

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2	20' x 40' x 10'H Cantilever (Field 1)	$ 12,900.00	$ 25,800.00
2	20' x 25' x 10'H Cantilever (Field 2)	$ 11,700.00	$ 23,400.00
2	20' x 25' x 10'H Cantilever (Field 3)	$ 11,700.00	$ 23,400.00
2	20' x 40' x 10'H Cantilever (Field 4)	$ 12,900.00	$ 25,800.00
2	20' x 40' x 10'H Cantilever (Field 5)	$ 12,900.00	$ 25,800.00
1	20' x 24' x 10'H Cantilever (Field 6)	$ 11,400.00	$ 11,400.00

Texas Stamped Engineer Drawings $2,990.00

Sub-Total:	$ 138,590.00
Sales Tax:	Exempt
Total Due:	**$ 138,590.00**
Deposit Due To Begin Manufacturing	**$ 70,000.00**
Balance Due Upon Completion	**$ 68,590.00**

THANK YOU FOR YOUR BUSINESS!

Please Make all checks payable to **ShadePro, L.L.C.** We also accept Visa, Master Card, & American Express.
If you have any questions concerning this invoice, contact our
Corporate Office @ 210-651-1041 or **Jenifer@ShadePro.com**

When a check is provided as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Privacy Act Statement required by 5 U.S.C. 552a(e)(3) as governed by the rules of the NACHA. If you wish to opt out of check conversion notify us on this document and return with payment.

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on Resolution No. R-2026-174 awarding Bid No. PKS-2026-02 for Maintenance, Mowing, and Landscaping Services for Highway 71 and City Public Rights-of-Way (ROWs) to Rotolo Consultants, Inc. in the amount of $16,110.96 per month and $193,331.52 annually, and authorizing the City Manager to execute the necessary contract documents.

AGENDA ITEM SUBMITTED BY:
Lance Dodge, Director of Public Works/Parks and Recreation & Streets and Drainage

BACKGROUND AND PURPOSE:
The City of Bastrop maintains landscaped corridors and public rights-of-way throughout the community, including key gateway areas along Highway 71. These services are essential to maintaining the City's appearance, promoting public safety, enhancing economic development efforts, and preserving community aesthetics.

The current contract for maintenance, mowing, and landscaping services is approaching expiration, requiring the City to solicit competitive bids for continued services. Bid No. PKS-2026-02 was issued in accordance with City procurement policies and applicable state regulations to secure professional landscape maintenance services for Highway 71 corridors and designated City public rights-of-way.

FISCAL IMPACT:
City staff advertised and solicited bids for the required services. Submitted bids were reviewed for completeness, responsiveness, qualifications, pricing, and the ability to perform the scope of work.

Following evaluation, staff determined that **Rotolo Consultants, Inc.** submitted the lowest responsive and responsible bid and possesses the experience, personnel, equipment, and resources necessary to perform the required maintenance services.
The proposed contract amount is:

Description	Amount
Monthly Service Cost	$16,110.96
Annual Contract Cost	$193,331.52

Services include routine mowing, edging, litter removal, landscape bed maintenance, pruning, weed control, irrigation monitoring, and other related landscaping activities required to maintain Highway 71 and City right-of-way areas in accordance with City standards.

Awarding this contract will ensure continuity of service and maintain the appearance and safety of highly visible public areas throughout the City.
Annual Contract Amount: $193,331.52

RECOMMENDATION:
Staff recommends approval of Resolution No. R-2026-174 awarding Bid No. PKS-2026-02 for Maintenance, Mowing, and Landscaping Services for Highway 71 and City Public Rights-of-Way (ROWs) to Rotolo Consultants, Inc. in the amount of $16,110.96 per month and $193,331.52 annually and authorizing the City Manager to execute the contract and related documents.

ATTACHMENTS:
- Resolution No. R-2026-174
- Bid Tabulation for PKS-2026-02

RESOLUTION NO. R-2026-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AWARDING BID NO. PKS-2026-02 FOR MAINTENANCE, MOWING, AND LANDSCAPING SERVICES FOR HIGHWAY 71 AND CITY PUBLIC RIGHTS-OF-WAY (ROWs) TO ROTOLO CONSULTANTS, INC.; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop solicited competitive bids through Bid No. PKS-2026-02 for Maintenance, Mowing, and Landscaping Services for Highway 71 and City Public Rights-of-Way (ROWs); and

WHEREAS, bids were received and evaluated in accordance with applicable state law and City procurement policies; and

WHEREAS, City staff reviewed the submitted bids and determined that Rotolo Consultants, Inc. is the lowest responsive and responsible bidder and is qualified to perform the required services; and

WHEREAS, the City Council finds that awarding Bid No. PKS-2026-02 to Rotolo Consultants, Inc. is in the best interest of the City of Bastrop and its residents.

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

SECTION 1.

The City Council hereby awards Bid No. PKS-2026-02, Maintenance, Mowing, and Landscaping Services for Highway 71 and City Public Rights-of-Way (ROWs), to **Rotolo Consultants, Inc.** in the amount of **Sixteen Thousand One Hundred Ten Dollars and Ninety-Six Cents ($16,110.96) per month**, for an **annual contract amount of One Hundred Ninety-Three Thousand Three Hundred Thirty-One Dollars and Fifty-Two Cents ($193,331.52)**.

SECTION 2.

The City Manager is hereby authorized to negotiate and execute all necessary agreements and related documents with Rotolo Consultants, Inc. consistent with this Resolution and the approved bid.

SECTION 3.

Funding for this contract shall be provided through the appropriate departmental budget as approved by the City Council.

SECTION 4.

This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this ___ day of _____, 2026.

APPROVED:

***by*: _____**
Ishmael Harris, Mayor

ATTEST:

_____
Michael Muscarello, TRMC, CMC, CPM
City Secretary

APPROVED AS TO FORM:

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

PKS-2026-02 Maintenance, Mowing, & Landscaping Services For Highway 71 & City Public Right-Of-Ways (ROW's)				
Area	**Contractors**			
	Rotolo Consultants, Inc	Pro-Cut	Grass Works	Unity Contractor Services, Inc
Hwy 20 Overpass/Hwy 71 (Both Sides of feeder, including sidewalks at Hwy 21and Hwy 71)	$1,336.28	Incomplete	Incomplete	Incomplete
Jackson Street Overpass Both sides of feeder road (including sidewalks).	$793.33	Incomplete	Incomplete	Incomplete
Hwy 71 ROW Both sides of feeder roads (including sidewalks) from Hwy. 20 to Tahitian Drive	$13,981.35	Incomplete	Incomplete	Incomplete
Monthly Total	$16,110.96	Incomplete	Incomplete	Incomplete
Annual Bid Total	$193,331.52	Incomplete	Incomplete	Incomplete

STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consideration and possible action on Resolution No. R-2026-175 awarding Bid No. PKS-2026-01 for Maintenance, Mowing, and Landscaping Services for Parks and Public Buildings to Moldonado Nursery & Landscaping, Inc. in the annual amount of **$76,105.64**, and authorizing the City Manager to execute the necessary contract documents.

AGENDA ITEM SUBMITTED BY:
Lance Dodge, Director of Public Works/Parks and Recreation & Streets and Drainage

BACKGROUND AND PURPOSE:
The City solicited competitive bids for maintenance, mowing, and landscaping services for City parks and public buildings to ensure these facilities remain safe, attractive, and well-maintained for residents and visitors. The requested services include routine mowing, trimming, edging, landscape maintenance, and related groundskeeping activities at designated City-owned properties.

Bids were received and evaluated in accordance with City procurement policies and applicable state requirements. Staff reviewed the submitted proposals for responsiveness, qualifications, ability to perform the work, and compliance with the bid specifications.
After review, staff determined that **Moldonado Nursery & Landscaping, Inc.** submitted the lowest responsive and responsible bid and is qualified to provide the required services.
The annual contract amount is **$76,105.64**.

FISCAL IMPACT:
City staff advertised and solicited bids for the required services. Staff reviewed submitted bids for completeness, responsiveness, qualifications, pricing, and ability to perform the scope of work.

Following evaluation, staff determined that **Moldonado Nursery & Landscaping, Inc.** submitted the lowest responsive and responsible bid and possesses the experience, personnel, equipment, and resources necessary to perform the required maintenance services.
The proposed contract amount is: **$76,105.64**.

RECOMMENDATION:

Staff recommends approval of Resolution No. R-2026-175 awarding Bid No. PKS-2026-01 for Maintenance, Mowing, and Landscaping Services for Parks and Public Buildings to Moldonado Nursery & Landscaping, Inc. in the annual amount of **$76,105.64**, and authorizing the City Manager to execute the contract and associated documents.

ATTACHMENTS

1. Resolution No. R-2026-175
2. Bid Tabulation for PKS-2026-01

RESOLUTION NO. R-2026-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AWARDING BID NO. PKS-2026-01 FOR MAINTENANCE, MOWING, AND LANDSCAPING SERVICES FOR PARKS AND PUBLIC BUILDINGS TO MOLDONADO NURSERY & LANDSCAPING, INC.; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY CONTRACT DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop solicited competitive sealed bids for **PKS-2026-01 Maintenance, Mowing, and Landscaping Services for Parks and Public Buildings**; and

WHEREAS, bids were received, opened, and evaluated in accordance with applicable state law and City procurement policies; and

WHEREAS, City staff reviewed the submitted bids and determined that **Moldonado Nursery & Landscaping, Inc.** is the lowest responsive and responsible bidder meeting the specifications and requirements set forth in the solicitation; and

WHEREAS, the total annual bid submitted by Moldonado Nursery & Landscaping, Inc. is **Seventy-Six Thousand One Hundred Five Dollars and Sixty-Four Cents ($76,105.64)**; and

WHEREAS, the City Council finds that awarding the contract to Moldonado Nursery & Landscaping, Inc. serves the best interests of the City and its residents.

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

Section 1.

The City Council hereby awards **Bid No. PKS-2026-01 Maintenance, Mowing, and Landscaping Services for Parks and Public Buildings** to **Moldonado Nursery & Landscaping, Inc.** in the annual amount of **$76,105.64**.

Section 2.

The City Manager is hereby authorized to execute a contract and any related documents necessary to effectuate the award of the contract to Moldonado Nursery & Landscaping, Inc., subject to review and approval as to form by the City Attorney.

Section 3.

Funding for the contract shall be provided through the appropriate budgeted accounts for parks and public building maintenance services.

Section 4.

This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Bastrop, Texas, on this _____ day of _____, 2026.

CITY OF _____, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

PKS-2026-02 PKS-RFP Parks and Public Buldings - Bid Tab

Park Name/Area	Contractor					
	Maldanado Nursery & Landscaping, Inc.	Rotolo Consuktants, Inc.	Grass Works	Pro-Cut	Wlydwood Works & Services	Utility Contractor Services, Inc.
Bark Park	$ 314.45	$ 349.20	Incomplete	Incomplete	Incomplete	Incomplete
Ferry Park	$ 294.99	$ 354.80	Incomplete	Incomplete	Incomplete	Incomplete
Fireman's Park	$ 374.79	$ 465.60	Incomplete	Incomplete	Incomplete	Incomplete
Jewell Hodges Park/Bastrop Senior Center	$ 303.46	$ 375.89	Incomplete	Incomplete	Incomplete	Incomplete
Kerr Community Park	$ 357.28	$ 467.37	Incomplete	Incomplete	Incomplete	Incomplete
Bastrop Public Library grounds	$ 343.74	$ 647.35	Incomplete	Incomplete	Incomplete	Incomplete
Little League Fields (Exterior)	$ 1,114.12	$ 1,552.88	Incomplete	Incomplete	Incomplete	Incomplete
Mayfest Park	$ 2,656.75	$ 2,624.82	Incomplete	Incomplete	Incomplete	Incomplete
Police Department lot	$ 161.68	$ 231.66	Incomplete	Incomplete	Incomplete	Incomplete
Police Department grounds	$ 309.70	$ 493.50	Incomplete	Incomplete	Incomplete	Incomplete
City Utilities Office	$ 111.17	$ 143.12	Incomplete	Incomplete	Incomplete	Incomplete
Total Annual Bid	$ 76,105.64	$ 92,474.28	Incomplete	Incomplete	Incomplete	Incomplete