



May 27, 2025
Regular City Council Meeting at 6:00 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 Regular Session or called Executive Session or order of business at any time prior to adjournment.

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE - Aileen Mondragon and Jacqueline Martinez, students from Cedar Creek Elementary

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

3. INVOCATION - Dale Burke, City of Bastrop Police Chaplain

4. EXECUTIVE SESSION

4A. City Council shall convene into a closed executive session pursuant to Texas Government Code Section 551.071 to seek the advice of legal counsel regarding Visit Bastrop.

- 4B. City Council shall convene into a closed executive session pursuant to Texas Government Code Section 551.071 to seek the advice of legal counsel regarding the development known as Ironwood.

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

6. PRESENTATIONS

6A. Mayor Pro Tem's Report

6B. Council Members' Report

6C. City Manager's Report

A. Old Iron Bridge Update

B. Water Wells

C. Blakey Lane / Old Austin Highway

D. Wastewater Plant - Ease concerns

E. Streets / Water Street

F. Settlement Sidewalks

6D. PROCLAMATION - Recognizing the following observances for the month of June in the City of Bastrop: **Alzheimer's and Brain Awareness Month, Men's Health Month, Hunger Awareness Month, and Pride Month.**

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

7. WORK SESSIONS/BRIEFINGS - NONE

8. FINANCIAL TRANSPARENCY AND BUDGET PREPARATION

8A. Receive a presentation on the unaudited Monthly Financial Report for the period ending April 2025.

Submitted by: Laura Allen, Assistant Finance Director

9. CITIZEN COMMENTS

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

subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

10. CONSENT AGENDA

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

- [10A.](#) Consider and act on the second reading of Ordinance No. 2025-52, authorizing the disbursement of THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) for the construction of the Fisherman's Park Walkway Improvement project.

Submitted by: Terry Moore, Parks & Recreation Director

- [10B.](#) Consider and act on the second reading of Ordinance No. 2025-49, annexing a tract of land described as 23.298 +/- acres out of the Nancy Blakey survey, Abstract No. A98, located west of Farm-to-Market Road 969, known as Valverde Section 2, Phase 4, as shown in Exhibit A.

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

- [10C.](#) Consider and act on the second reading of Ordinance No. 2025-50, amending the Bastrop Code of Ordinances, Chapter 13 - Utilities, Article 13.02 - Water and Wastewater Rates and Charges, by enacting Section 13.02.13 titled "Utility Pass-through Fees".

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

- [10D.](#) Consider and act on the second reading of Ordinance No. 2025-51, establishing 15.8410 acres located at 1500 Farm Street, Bastrop, Texas, as designated parkland.

Submitted by: Terry Moore, Parks & Recreation Director

- [10E.](#) Consider and act to approve the Bastrop City Council minutes from the May 13, 2025, Canvass of the Election / Swearing-In of Candidates and Regular Meeting.

Submitted by: Victoria Psencik, Assistant City Secretary

- [10F.](#) Consider and act on Resolution No. R-2025-95, accepting a sponsorship donation in the amount of \$3,000 from Covert Chevrolet Bastrop for the 2025 Big Bang Celebration event.

Submitted by: Terry Moore, Parks & Recreation Director

11. ITEMS FOR INDIVIDUAL CONSIDERATION

- [11A.](#) Consider and act on the second reading of Ordinance No. 2025-48, amending the Comprehensive Plan's Chapter 2 and Chapter 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories and the Future Land Use Map.

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

- [11B.](#) Conduct a public hearing, consider and act on Resolution No. R-2025-80, approving the consent to the creation of a Municipal Utility District (MUD) to be known as Bastrop

County Municipal Utility District No. 5, located west of State Highway 304 and North of Lower Red Rock Road, with a portion of the property being located within the 1-mile Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, and the remainder of the property being located within the Voluntary ETJ of the City of Bastrop, as attached in Exhibit "A". *Also commonly known as Ironwood Development.*

Submitted by: Andres Rosales, Assistant City Manager

- 11C. Consider and act on Resolution No. R-2025-87, approving a Public Improvement Plan Agreement with Hunt Communities Bastrop LLC for The Colony MUD 1F Section 4, as attached in Exhibit A.

Submitted by: Andres Rosales, Assistant City Manager

- 11D. Consider and act on Resolution No. R-2025-88, approving a Public Improvement Plan Agreement with Hunt Communities Bastrop LLC for The Colony MUD 1F Section 5, as attached in Exhibit A.

Submitted by: Andres Rosales, Assistant City Manager

- 11E. Consider and act on Resolution No. R-2025-89, approving a Public Improvement Plan Agreement with Continental Homes of Texas, LP for Valverde Section 2, Phase 4, as attached in Exhibit A.

Submitted by: Andres Rosales, Assistant City Manager

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: Friday, May 23, 2025 at 4:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Victoria Psencik
Victoria Psencik, Assistant City Secretary



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Mayor Pro Tem's Report

AGENDA ITEM SUBMITTED BY:

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

POLICY EXPLANATION:

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

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

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

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



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Council Members' Report

AGENDA ITEM SUBMITTED BY:

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

POLICY EXPLANATION:

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

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



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

City Manager's Report

AGENDA ITEM SUBMITTED BY:

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

POLICY EXPLANATION:

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

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

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

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

Proclamation



WHEREAS, the City of Bastrop affirms its ongoing commitment to supporting a strong, healthy, and compassionate community; and

WHEREAS, the month of June includes several important national and local observances that reflect the diverse needs and values of Bastrop residents; and

WHEREAS, June is recognized as Alzheimer's and Brain Awareness Month, encouraging education and support for those affected by cognitive disorders and promoting ongoing research and caregiving resources; and

WHEREAS, June is also observed as Men's Health Month, promoting awareness, prevention, and early intervention in physical and mental health among men and boys; and

WHEREAS, June is recognized nationally as Hunger Awareness Month, and the City of Bastrop is participating in this effort through a City Staff Food Drive benefitting the Bastrop County Emergency Food Pantry, supporting our neighbors experiencing food insecurity; and

WHEREAS, June is also observed as Pride Month, commemorating the historic pursuit of civil rights, equal treatment, and dignity for all people, and recognizing the importance of civic respect and personal freedom; and

WHEREAS, these observances are meaningful to many within our city, and the City Council affirms its commitment to inclusivity, wellness, and community service in all forms.

NOW, THEREFORE, I, John Kirkland, Acting Mayor Pro Tem of the City of Bastrop, Texas, do hereby recognize the various June observances and invite the residents of Bastrop to engage in learning, generosity, and neighborly respect as we move forward together.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Bastrop, Texas to be affixed this 27th day of May, 2025.

CITY OF BASTROP, TEXAS

John Kirkland, Acting Mayor Pro Tem

ATTEST:

Victoria Psencik, Assistant City Secretary





STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Receive a presentation on the unaudited Monthly Financial Report for the period ending April 2025.

AGENDA ITEM SUBMITTED BY:

Laura Allen, Assistant Finance Director

BACKGROUND/HISTORY:

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

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

April Highlights Include:

- All funds have a positive bottom line. With revenue exceeding forecast by 11% and expenditures under the forecast by 24%.

Items to Draw Attention to Include:

Revenue:

- Sales Tax is less than forecast by 3.3%. That is a difference of \$168K for the General Fund.
- Property Tax proceeds are over forecast by 4.22% or \$230K.
- Impact Fees revenues continue to remain above forecast for the third consecutive month, with revenues exceeding forecast by 47%.
- WWW proceeds exceed the forecast by 6.74% or \$340K.
- Electric's revenue is 2.2% below forecast, or approximately. \$107K.
- HOT proceeds exceed the forecast by 17.8% or \$372K.
- Development Services exceeded the forecast by 37.5%. Large jump in April contributed to BISD building permit for classroom and gym addition as well as permits for Petsmart and Burleson Crossing Shell buildings.
- Street Maintenance is exceeding projections by 13.5%.

Expenditures:

- General fund actual expenditures are at 94% of projections.
- Water/Wastewater fund actual expenditures are running at 97.3% of projections.
- Electric's expenses are 2.6% below forecast, which contributes to the funds positive bottom line since anticipated revenues are running so tightly with projections.
- HOT Funds' actual expenses are 91.9% of the projected forecast.
- Development Services' actual expenses are at 93% of the forecast.

CITY OF BASTROP

Comprehensive Monthly Financial Report (Unaudited)

April 2025



Performance at a Glance as of April 30, 2025



		YEAR TO DATE	REFERENCE
ALL FUNDS SUMMARY		POSITIVE	Page 3-4
SALES TAXES		WARNING	Page 6
PROPERTY TAXES		POSITIVE	Page 7
GENERAL FUND EXPENSE BY DEPARTMENT		POSITIVE	Page 8
WATER/WASTEWATER REVENUES		POSITIVE	Page 9
WATER/WASTEWATER EXPENDITURES BY DIVISION		POSITIVE	Page 10
ELECTRIC REVENUES		WARNING	Page 11
HOTEL OCCUPANCY TAX REVENUES		POSITIVE	Page 12
HOTEL OCCUPANCY TAX EXPENDITURES BY DIVISION		POSITIVE	Page 13
DEVELOPMENT SERVICES REVENUES		POSITIVE	Page 14
DEVELOPMENT SERVICES EXPENDITURES BY DIVISION		POSITIVE	Page 15
STREET MAINTENANCE REVENUES		POSITIVE	Page 16
PERFORMANCE INDICATORS			
POSITIVE	= Positive variance or negative variance < 1% compared to seasonal trends		
WARNING	= Negative variance of 1-5% compared to seasonal trends		
NEGATIVE	= Negative variance of > 5% compared to seasonal trends		

BUDGET SUMMARY OF ALL FUNDS					
	FY2025		FY2025		FY2025
	<u>Approved Budget</u>		<u>Forecast YTD</u>		<u>Actual YTD</u>
					<u>Variance</u>
<u>Revenues:</u>					
General	\$ 17,841,342		\$ 12,443,987		\$ 12,622,975 1.4%
Designated	92,210		53,648		83,082 54.9%
General Fund One-time	8,000		4,667		6,539 40.1%
Development Services	1,930,000		1,048,833		1,442,266 37.5%
Street Maintenance	3,039,000		1,713,256		1,944,426 13.5%
General Fund Debt Service	4,529,812		4,071,217		3,874,201 -4.8%
CIP General Gov't Projects	841,057				156,774 0.0%
Land Acquisition	-		-		9,449 0.0%
Water/Wastewater	9,628,000		5,054,170		5,395,057 6.7%
Water/Wastewater Debt	6,617,960		3,233,802		3,941,888 21.9%
Water/Wastewater Capital Proj	140,000		81,667		99,957 22.4%
Impact Fees	3,415,997		1,692,665		2,490,504 47.1%
Vehicle & Equipment Replacement	2,195,311		1,556,432		1,575,294 1.2%
Electric	9,484,000		4,865,527		4,758,529 -2.2%
HOT Tax Fund	3,958,000		2,179,498		2,459,270 12.8%
Library Board	21,000		12,250		18,219 48.7%
Cemetery (Adjusted due to CIP)	202,800		109,550		158,870 45.0%
Capital Bond Projects	387,500		-		774,343 0.0%
Grant Fund	6,667,945		-		738,714 0.0%
Park/Trail Land Dedicaiton	1,865		1,088		1,221 12.2%
Hunter's Crossing PID	581,279		576,619		512,892 -11.1%
Bastrop EDC	1,402,572		835,165		933,726 11.8%
TOTAL REVENUES	\$ 72,985,650		\$ 39,534,041		\$ 43,998,198 11.3%
POSITIVE	= Positive variance or negative variance < 1% compared to forecast				
WARNING	= Negative variance of 1-5% compared to forecast				
NEGATIVE	= Negative variance of >5% compared to forecast				

BUDGET SUMMARY OF ALL FUNDS				
	FY2025		FY2025	
	<u>Approved Budget</u>		<u>Forecast YTD</u>	
			<u>Actual YTD</u>	<u>Variance</u>
<u>Expense:</u>				
General	\$ 18,653,550	\$ 11,250,962	\$ 10,599,091	-5.8%
Designated	234,800	136,967	12,997	-90.5%
General Fund One-time	131,000	81,000	39,321	-51.5%
Development Services	1,910,655	1,114,549	1,037,721	-6.9%
Street Maintenance	3,039,000	1,772,750	1,418,991	-20.0%
Debt Service	4,529,812	1,326,000	1,278,233	-3.6%
General Gov't Projects	839,557		118,072	0.0%
Land Acquisition	287,483	287,483	302,710	5.3%
Water/Wastewater	11,487,621	7,432,330	7,228,000	-2.7%
Water/Wastewater Debt	6,617,959	1,744,000	1,746,239	0.1%
Water/Wastewater Capital Proj.	140,000	70,000	32,624	-53.4%
Revenue Bond, Series 2020	-	-	672,283	0.0%
CO, Series 2021	1,264,772	650,000	598,414	-7.9%
CO, Series 2024	36,845,000	21,492,917	16,132,108	-24.9%
Impact Fees	3,707,000	2,162,417	1,712,875	-20.8%
Vehicle & Equipment Replacement	3,005,368	2,102,481	1,815,312	-13.7%
Electric	9,348,350	5,013,858	4,884,477	-2.6%
HOT Tax Fund	4,390,117	3,146,754	2,890,817	-8.1%
Library Board	18,800	10,967	3,191	-70.9%
Cemetery	815,567	484,081	330,066	-31.8%
Hunter's Crossing PID	559,019	506,053	74,156	-85.3%
CO, Series 2018	494,000	247,000	67,231	0.0%
Limited Tax Note, Series 2020	32,500	10,833	-	0.0%
America Rescue Plan	2,433,071	-	-	0.0%
CO, Series 2022	2,241,950	1,307,804	-	-100.0%
CO, Series 2023	13,500,000	7,875,000	971,233	0.0%
Grant Fund	6,667,944	3,889,634	1,057,763	-72.8%
Bastrop EDC	2,236,916	1,198,780	1,913,861	59.7%
TOTAL EXPENSES	\$ 135,431,810	\$ 75,314,621	\$ 56,937,786	-24.4%
POSITIVE = Positive variance or negative variance < 1% compared to forecast				
WARNING = Negative variance of 1-5% compared to forecast				
NEGATIVE = Negative variance of >5% compared to forecast				

SALES TAX REVENUE											
	Total Per Month from the State						Allocation Based on Rate*				
	FY2025	FY2024	FY2023	FY2022	FY2021		2024-2025				
							BEDC	Street	City	Total	
Oct	931,579	1,060,649	954,398	830,741	684,402	Oct	77,632	232,895	621,052	931,579	
Nov	979,392	1,021,968	962,220	955,667	759,657	Nov	81,616	244,848	652,928	979,392	
Dec	1,046,364	955,780	941,605	839,693	721,007	Dec	87,197	261,591	697,576	1,046,364	
Jan	1,077,869	1,030,693	978,537	931,798	711,849	Jan	89,822	269,467	718,580	1,077,869	
Feb	1,556,639	1,198,859	1,173,677	1,063,051	907,369	Feb	129,720	389,160	1,037,759	1,556,639	
Mar	978,177	916,206	901,054	791,530	690,871	Mar	81,515	244,544	652,118	978,177	
Apr	866,944	1,018,673	923,239	774,413	601,543	Apr	72,245	216,736	577,963	866,944	
May		1,041,718	1,083,119	995,806	967,408	May	-	-	-	-	
Jun		1,093,357	905,039	946,520	849,950	Jun					
Jul		1,035,037	1,076,736	961,322	826,835	Jul					
Aug		1,059,959	1,162,918	1,037,028	935,725	Aug					
Sep		1,218,057	967,537	957,229	869,998	Sep					
Total	7,436,964	12,650,953	12,030,080	11,084,799	9,526,614	Total	619,747	1,859,241	4,957,976	7,436,964	

REVENUE ANALYSIS			
SALES TAX REVENUE - GENERAL FUND			
	FY2025	FY2025	Monthly
Month	Forecast	Actual	Variance
Oct	\$ 689,300	\$ 626,031	\$ (63,269)
Nov	707,739	658,040	\$ (49,699)
Dec	718,037	702,305	\$ (15,732)
Jan	737,318	724,547	\$ (12,771)
Feb	857,617	1,043,116	\$ 185,499
Mar	706,878	651,932	\$ (54,946)
Apr	735,733	577,963	\$ (157,770)
May	745,204		\$ (745,204)
Jun	782,145		\$ (782,145)
Jul	740,425		\$ (740,425)
Aug	758,253		\$ (758,253)
Sept	871,351		\$ (871,351)
Total	\$ 9,050,000	\$ 4,983,934	\$ (4,066,066)
Cumulative Forecast	\$ 5,152,622		
Actual to Forecast	\$ (168,688)	-3.3%	

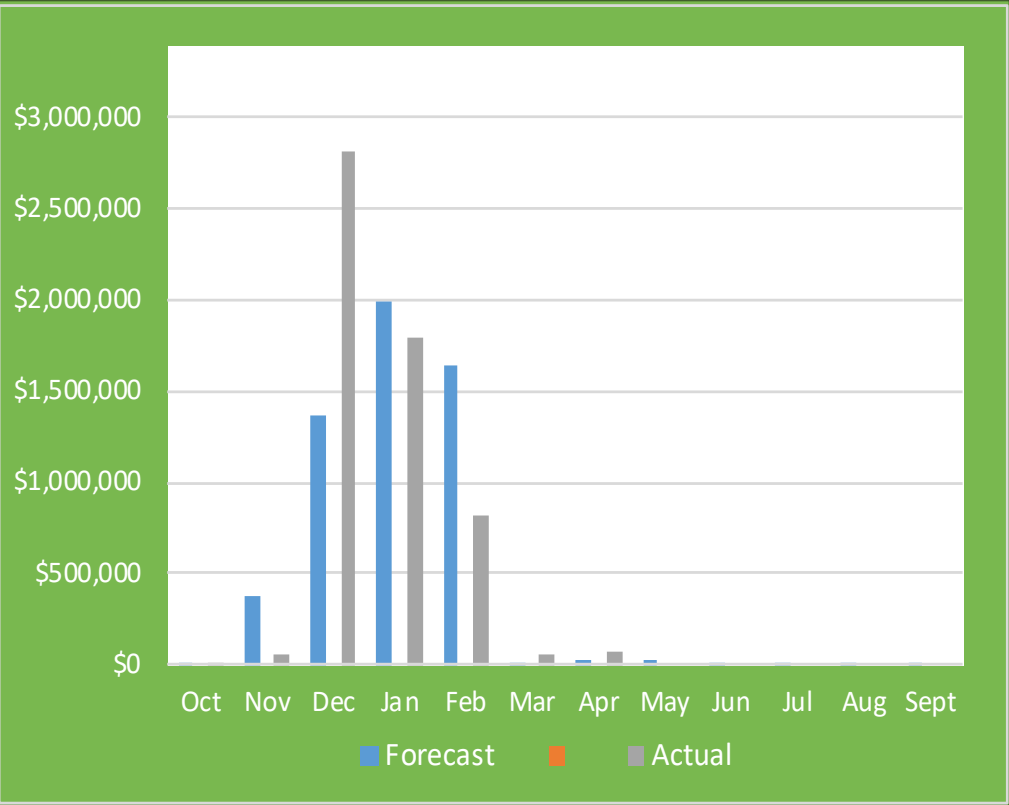
Month	FY2025	Actual
Oct	689,300	626,031
Nov	707,739	658,040
Dec	718,037	702,305
Jan	737,318	724,547
Feb	857,617	1,043,116
Mar	706,878	651,932
Apr	735,733	577,963
May	745,204	
Jun	782,145	
Jul	740,425	
Aug	758,253	
Sept	871,351	

WARNING

Sales Tax is 50% of the total budgeted revenue for General Fund. As of April the year-to-date revenue is 3.3% less than forecast.

REVENUE ANALYSIS															
PROPERTY TAX REVENUE															
	FY2025	FY2025	Monthly												
Month	Forecast	Actual	Variance												
Oct	\$ 8,000	\$ 38,904	\$ 30,904												
Nov	114,338	59,718	\$ (54,620)												
Dec	1,646,236	2,830,920	\$ 1,184,684												
Jan	2,001,704	1,804,746	\$ (196,958)												
Feb	1,645,064	817,841	\$ (827,223)												
Mar	15,934	61,229	\$ 45,295												
Apr	26,868	75,235	\$ 48,367												
May	26,868		\$ (26,868)												
Jun	10,467		\$ (10,467)												
Jul	10,467		\$ (10,467)												
Aug	10,467		\$ (10,467)												
Sept	10,467		\$ (10,467)												
Total	\$ 5,526,880	\$ 5,688,593	\$ 161,713												
Cumulative Forecast	\$ 5,458,144														
Actual to Forecast	\$ 230,449	4.22%													
POSITIVE	Property tax represents 30.7% of the total General Fund revenue budget. As you can see from the forecast, they are generally collected from December to February. As of April actuals exceed forecast by 4.22%.														

Month	Forecast	Actual
Oct	8,000	38,904
Nov	114,338	59,718
Dec	1,646,236	2,830,920
Jan	2,001,704	1,804,746
Feb	1,645,064	817,841
Mar	15,934	61,229
Apr	26,868	75,235
May	26,868	
Jun	10,467	
Jul	10,467	
Aug	10,467	
Sept	10,467	



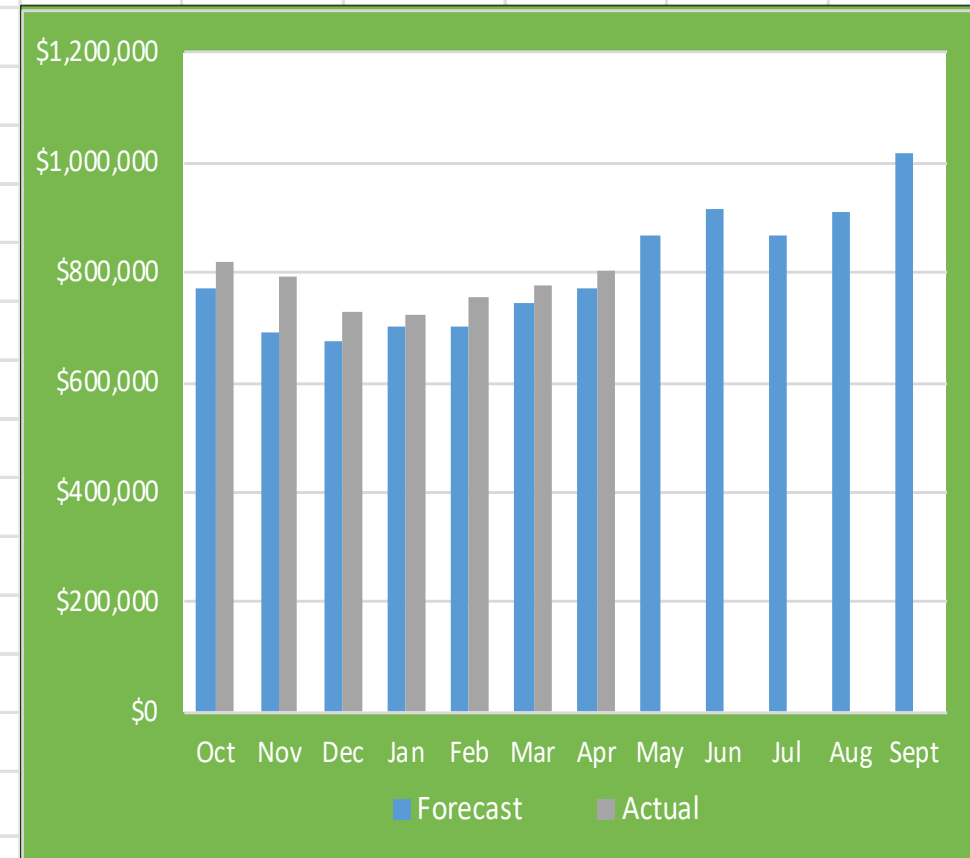
EXPENSE ANALYSIS			
GENERAL FUND EXPENDITURES BY DEPT.			
Division	FY2025 Forecast YTD	FY2025 Actual YTD	Variance
Legislative	\$ 32,041	\$ 34,925	\$ 2,884
Organizational	282,383	314,762	\$ 32,379
City Manager	448,745	404,649	\$ (44,096)
City Secretary	193,979	153,794	\$ (40,185)
Finance	1,265,031	1,156,506	\$ (108,525)
Human Resources	264,698	239,553	\$ (25,145)
Information Technology	607,303	490,773	\$ (116,530)
Community Engagement	436,706	432,861	\$ (3,845)
Police	3,576,456	3,419,609	\$ (156,847)
Fire	1,011,897	895,377	\$ (116,520)
Municipal Court	304,767	254,814	\$ (49,953)
Engineering	304,740	225,006	\$ (79,734)
Library	563,081	502,475	\$ (60,606)
Fleet & Facilities	888,835	1,047,352	\$ 158,517
Parks	1,070,300	1,026,636	\$ (43,664)
Total	\$ 11,250,962	\$ 10,599,090	\$ (651,872)
Actual to Forecast		94.2%	
<div>POSITIVE</div> <div>This page compares forecast to actual by department within the General Fund. Actuals expenditures are at 94% of projections. Organizational is over due CARTS payment. Fleet & Facilities is over forecast due to vehicle and building repairs as a result of hail damage claims for which is miscuing forecast.</div>			

Department	Forecast YTD	Actual YTD
Legislative	32,041	34,925
Organizational	282,383	314,762
City Manager	448,745	404,649
City Secretary	193,979	153,794
Finance	1,265,031	1,156,506
Human Resources	264,698	239,553
Information Technology	607,303	490,773
Community Engagement	436,706	432,861
Police	3,576,456	3,419,609
Fire	1,011,897	895,377
Municipal Court	304,767	254,814
Engineering	304,740	225,006
Library	563,081	502,475
Fleet & Facilities	888,835	1,047,352
Parks	1,070,300	1,026,636

REVENUE ANALYSIS

WATER/WASTEWATER REVENUE

	FY2025		FY2025	Monthly
<u>Month</u>	<u>Forecast</u>		<u>Actual</u>	<u>Variance</u>
Oct	\$ 770,740		\$ 817,463	\$ 46,723
Nov	689,775		789,913	\$ 100,138
Dec	676,200		727,310	\$ 51,110
Jan	700,015		723,703	\$ 23,688
Feb	699,775		755,688	\$ 55,913
Mar	746,925		778,871	\$ 31,946
Apr	770,740		802,102	\$ 31,362
May	865,520			\$ (865,520)
Jun	912,910			\$ (912,910)
Jul	865,280			\$ (865,280)
Aug	912,670			\$ (912,670)
Sept	1,017,450			\$ (1,017,450)
Total	\$ 9,628,000		\$ 5,395,051	\$ (4,232,949)
Cumulative Forecast	\$ 5,054,170			
Actual to Forecast	\$ 340,881		6.74%	

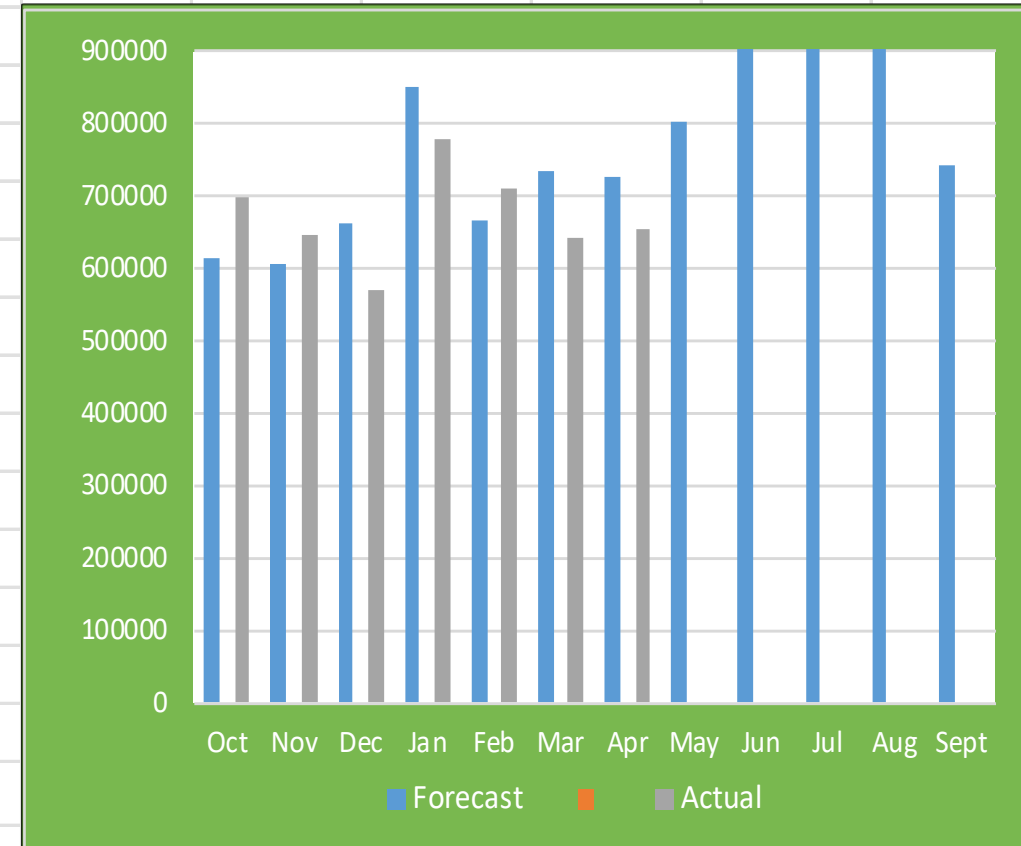


POSITIVE

The water and wastewater actual revenue is higher than forecast by 6.74%. There were 5 new residential meters and 0 new commercial meters set this month.

COMPREHENSIVE MONTHLY FINANCIAL REPORT – April 2025

REVENUE ANALYSIS			
ELECTRIC FUND REVENUE			
Month	FY2025 Forecast	FY2025 Actual	Monthly Variance
Oct	\$ 615,889	\$ 699,941	\$ 84,052
Nov	606,866	646,432	\$ 39,566
Dec	662,014	572,362	\$ (89,652)
Jan	852,447	780,591	\$ (71,856)
Feb	667,972	710,564	\$ 42,592
Mar	733,308	694,115	\$ (39,193)
Apr	727,031	654,525	\$ (72,506)
May	802,373		\$ (802,373)
Jun	1,083,612		\$ (1,083,612)
Jul	995,138		\$ (995,138)
Aug	994,686		\$ (994,686)
Sept	743,126		\$ (743,126)
Total	\$ 9,484,462	\$ 4,758,529	\$ (4,725,933)
Cumulative Forecast	\$ 4,865,527		
Actual to Forecast	\$ (106,998)	-2.20%	
<div> <div>WARNING</div> <div>The Electric utility revenue continues to run extremely close to projects. This is being closely monitored, and adjustments made to expenditures, to keep the fund in an overall positive status.</div> </div>			



DEVELOPMENT SERVICES REVENUE

The chart displays the comparison between forecasted and actual values for a series of months. The Y-axis represents the magnitude of these values, ranging from 0 to 350,000 in increments of 50,000. The X-axis lists the months from October to September. For each month from October to April, there are two bars: a blue bar representing the 'Forecast' and a grey bar representing the 'Actual' value. From May onwards, only the blue 'Forecast' bars are present, indicating that actual data was not available or not shown for those periods.

Month	Forecast	Actual
Oct	150,000	165,000
Nov	150,000	115,000
Dec	145,000	290,000
Jan	145,000	205,000
Feb	145,000	290,000
Mar	145,000	120,000
Apr	145,000	300,000
May	155,000	
Jun	180,000	
Jul	175,000	
Aug	180,000	
Sept	185,000	

EXPENSE ANALYSIS

DEVELOPMENT SERVICES EXPENDITURES BY DIVISION

	FY2025	FY2025	
Division	Forecast YTD	Actual YTD	Variance
Customer Services	\$ 339,981	\$ 277,625	\$ (62,356)
Planning	422,643	432,338	\$ 9,695
Building Inspections	351,925	327,758	\$ (24,167)
Total	\$ 1,114,549	\$ 1,037,721	\$ (76,828)
Actual to Forecast		93.1%	

Division	Forecast YTD	Actual YTD
Customer Services	\$339,981	\$277,625
Planning	\$422,643	\$432,338
Building Inspections	\$351,925	\$327,758

POSITIVE

This compares actual to forecast for each division within the Development Services Fund. YTD is reporting actuals at 93% of forecast.



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on the second reading of Ordinance No. 2025-52, authorizing the disbursement of THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) for the construction of the Fisherman's Park Walkway Improvement project.

AGENDA ITEM SUBMITTED BY:

Submitted by: Terry Moore, Parks & Recreation Director

BACKGROUND/HISTORY:

The current walkway connecting the parking lot near the restrooms to the Riverwalk entrance has become both an eyesore and a safety hazard with broken asphalt and potholes, which is causing a tripping hazard. Additionally, the public has become accustomed to parking beyond the designated area, necessitating vehicles to back out, which poses a safety risk to pedestrians.

By implementing this project, we would not only improve safety but will create a more ADA-compliant park for visitors. In our 2023 Park Master Plan, the ADA compliance report brought out areas of need as it pertains to ADA compliance. Completing this project would eliminate several issues in that area. It will create the availability of an ADA-compliant parking space close to the restroom building and pavilion. It will provide a space for another ADA-compliant parking space at the playground entrance, along with a path to the playground. It will give clear access to the large park pavilion and provide access to two picnic tables in the park.

The Park Designated Fund currently has a balance of approximately \$38,000. Accessing these funds requires submission of a formal proposal and approval by the City Council. The Park Designated Fund is supported by rental fees collected from the Bastrop River Company and is specifically earmarked for park improvements.

The project includes pouring concrete to connect the parking lot and the beginning of the Riverwalk, purchase and placement of protective bollards, striping of the parking lot, installation of crosswalk and the removal of white pipe fence. The total cost is \$42,000 with the remaining balance of \$4,000 being covered by budget savings.

FISCAL IMPACT:

The Fisherman's Park Walkway Improvement project will cost \$42,000, with \$38,000 funded by the Designated Park Fund and \$4,000 funded by budget savings.

RECOMMENDATION:

Approve Ordinance No. 2025-52 Authorizing the city manager to facilitate funds in the amount of THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) from the Designated Park Funds to be used for the Fisherman's Park Walkway Improvement project.

ATTACHMENTS:

1. Ordinance No. 2025-52

ORDINANCE NO. 2025-52

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE DISBURSEMENT OF THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) FROM THE DESIGNATED PARK FUND FOR THE CONSTRUCTION OF THE FISHERMAN'S PARK WALKWAY IMPROVEMENT PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop City Council understands the need and value to provide safe amenities in its city parks; and

WHEREAS, the City of Bastrop understands the high public use of Fisherman's Park; and

WHEREAS, the construction of the concrete walkway will enhance ADA accessibility, eliminate tripping hazards, and create a safer parking lot; and

WHEREAS, the funds in the Designated Park Fund are intended for park improvements; and

WHEREAS, the walkway will enhance the visitor experience in the park.

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

Section 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Manager is hereby authorized to execute all necessary documents, authorizing THIRTY-EIGHT THOUSAND DOLLARS (\$38,000) from the Designated Park Fund to be used for the Fisherman's Park Walkway Improvement Project.

Section 3. 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 4. Should any portion or part of this Ordinance be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

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 Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance 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.

Section 6. This Ordinance shall take effect immediately from and after its passage, and it is duly resolved.

READ and APPROVED on First Reading on the 13th day of May 2025.

READ and ADOPTED on Second Reading on the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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





STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on the second reading of Ordinance No. 2025-49, annexing a tract of land described as 23.298 +/- acres of land out of the Nancy Blakey survey, Abstract No. A98, located west of Farm-to-Market Road 969, known as Valverde Section 2, Phase 4, as shown in Exhibit A.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

The City of Bastrop approved a Development agreement with Continental homes of Texas L.P. This 399.878 acre tract includes a public improvement district and has a set of development standards that were approved in July of 2021 in the Development Agreement.

The original development agreement contemplated annexation at the time of final platting of each section. However, the 1445 interlocal agreement between the City of Bastrop and Bastrop County states that in certain locations, when plats are submitted for review, Bastrop County is allowed to provide review comments on the plat. The Valverde project falls within the area that requires joint review from the County and the City. During the review of the project's development applications, it was noted by Bastrop County that they would not be able to accept the roads, as designed by the subdivision, because the roads are not being designed and constructed to a rural cross-section, but are instead being designed and constructed to City standards. Acceptance of the roads for maintenance is a critical part of the development process. Therefore, the development has requested that each section be annexed prior to approving development plans for that particular section.

To date, Section 1, Phases 1 & 2 have been annexed into the city limits of Bastrop. Section 2, Phase 4, is the next phase of the development for which the developer is looking to receive approval for development applications. Therefore, they are requesting annexation at this time. The City is in agreement with the developer's request for annexation into the municipal limits of the City of Bastrop.

The City Council held a public hearing on May 13, 2025 and made a motion to approve the first reading of Ordinance No. 2025-49, annexing a tract of land described as 23.298 +/- acres of land out of the Nancy Blakey survey, Abstract No. A98, located west of Farm-to-Market Road 969, known as Valverde Section 2, Phase 4, as shown in Exhibit A.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Take action on the second reading of Ordinance No. 2025-49, annexing a tract of land described as 23.298 +/- acres of land out of the Nancy Blakey survey, Abstract No. A98, located west of Farm-to-Market Road 969, known as Valverde Section 2, Phase 4, as shown in Exhibit A.

ATTACHMENTS:

1. Ordinance No. 2025-49
2. Location Map
3. Municipal Annexation Service Plan

ORDINANCE NO. 2025-49

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, ANNEXING A TRACT OF LAND DESCRIBED AS VALVERDE SECTION 2 PHASE 4, FOR 23.298 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, MORE COMMONLY KNOWN AS THE VALVERDE SUBDIVISION; 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, on or about July 1, 2024, Continental Homes of Texas, L.P. a Texas limited partnership (the “owner”) submitted a petition for voluntary annexation of the property described as being 23.298 +/- acres of land out of the Nancy Blakey Survey Abstract 98, located west of FM 969, within the Extraterritorial Jurisdiction as shown in Exhibit “A” (the property), which is attached hereto and incorporated herein for all purposes; and

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

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

WHEREAS, the City 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 the Valverde

Section 2 Phase 4 Annexation described in Exhibit “A” which is attached here to and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e. corporate limits) of the City of Bastrop, Texas and is made an integral part, hereof. The official map and boundaries of the City are hereby amended and revised so as to include the area annexed.

A Service Plan prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit “B” and incorporated here 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 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.** The City Secretary is hereby directed to include this Ordinance in the records of the City and to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction. The City Secretary is hereby instructed to file a certified copy of this ordinance and the updated maps with the Bastrop County Clerk.
- Section 4.** 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 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 take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.
- Section 7.** Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signature Page to Follow]

READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 13th day of May 2025.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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



Attachment 1
Location Map

Item 10B

BASTROPTX
Heart of the Lost Pines / Est. 1892

Valverde Section 2 Phase 4

8720280

8730834

8733231

8733214

8733225

30094

47587

28262

26607

23092

23205

5802

58319

31477

108532

75418

123104

23160

23168

23184

47521

22547

23200

47524

23208

47525

91262

80338

8728435

78734

76919

75314

73890

13891

61697

24620

30502

26894

58173

8712381

8712327

8712372

8724745

8723728

103415

24877

97831

8720287

8720672

8724745

ROSEWOOD

HARBARK

HACKBERRY

PERIWINKLE

ROSEMARY

CHINABERRY

SWEETGUM

ISAAC MILLSAPS

GEORGE KIMBLE

GEORGE NEGGAN

ANDROSS

ESPARZA

SAM HOUSTON

SH 71 SERVICE

SH 71

FM 20

0 250 500 750 1,000 ft

Scale 1:10,000

5/6/2025

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.

MUNICIPAL SERVICES PLAN

MUNICIPAL SERVICES PLAN FOR THE VALVERDE SUBDIVISION

This Municipal Services Plan ("**Plan**") is created on this 13th day of May, 2025 by the City of Bastrop, Texas, a home rule municipality of the State of Texas ("**City**").

RECITALS

WHEREAS, the described tract is situated in Bastrop County, Texas, and consists of approximately 23.298+/- acres of land situated in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference ("**Property**"); and

WHEREAS, Continental Homes of Texas, L.P. (the "**Owner**") has entered into a Development Agreement with the City pursuant to Section 212.172 of Texas Local Government Code (as amended, the "**Development Agreement**") and is hereby voluntarily requesting full-purpose annexation of the Property; and

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owner that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the City services to be provided for the Property on or after the effective date of annexation and provided for herein.

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Plan is only applicable to the Property, more specifically described in Exhibit A.
2. **INTENT.** It is the intent of the City that this Plan provides for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **MUNICIPAL SERVICES.** Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Plan, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable City ordinances, and all approved rules, regulations, and policies.

The City hereby declares the following services to be made available to the Property and its Owner(s):

- a. **Police Services.** The City provides municipal police protection through a City Police Department and will provide the service to the area once annexed.
- b. **Fire Services.** The Property is within the ESD #1 Service Area. The City of Bastrop Fire Department will provide aid through the Mutual Aid Agreement with ESD #1 until such services are transferred.
- c. **Building Inspection/Code Enforcement Services.** The City of Bastrop will provide building inspection and code enforcement services upon annexation.
- d. **Libraries.** Bastrop Public Library provides library services.
- e. **Environmental Health & Health Code Enforcement.** Complaints of ordinance or regulation violations within this area will be answered and investigated by City personnel, beginning with the effective date of the annexation ordinance.
- f. **Planning & Zoning.** The planning and zoning jurisdiction of the City will be extended to this area on the effective date of the annexation ordinance. The planning and zoning of the Property will be in accordance with the terms and conditions set forth in the Development Agreement. All services provided by the City will be extended to the area on the effective date of the annexation ordinance.
- g. **Parks & Recreation.** All services and amenities associated with the City's Parks and Recreation activities will extend to the Property on the effective date of the annexation ordinance.
- h. **Street & Drainage Maintenance.** The City will provide street and drainage maintenance to public streets in the Property in accordance with standard City policy as the Property develops.
- i. **Street Lighting.** The City will provide street lighting to the Property in any public right-of-way in accordance with standard City Policy as the Property develops.
- j. **Traffic Engineering.** The City will provide, as appropriate, street name signs, traffic control devices, and other traffic system design improvements to the Property.
- k. **Sanitation/Solid Waste Collection & Disposal.** 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.

- l. Water Service.** The Property will be served with water by the City of Bastrop. Extension of services to serve the Property will be at the Owner's expense, except as may be set forth in the Development Agreement.
- m. Sewer Service.** The Property will be served by wastewater service by the City of Bastrop. Extension of services to serve the Property will be at the Owner's expense, except as may be set forth in the Development Agreement.
- n. Miscellaneous.** All other applicable municipal services will be provided to the Property in accordance with policies established by the City.

It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.

The City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

- 5. AUTHORITY.** City represents that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Plan.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.

10. **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.
11. **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.
12. **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.
13. **PLAN BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Plan is binding on and inures to the benefit of the Parties, their successors, and assigns. The term of this Plan constitutes covenants running with the land comprising the Property and is binding on the Owner.
14. **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.

[The remainder of this page intentionally left blank.]

EXHIBIT B

EXECUTED in multiple originals, and in full force and effect as of the Effective Date.

CITY:**City of Bastrop, Texas**

A Texas home-rule municipal corporation

Attest:

By: _____

Name: Victoria Psencik

Title: Assistant City Secretary

By: _____

Name: Sylvia Carrillo-Trevino

Title: City Manager

THE STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this _____ day of _____, 2025, by Sylvia Carrillo, City Manager of the City of Bastrop, Texas, a Texas home rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

EXHIBIT B**OWNER:**

Continental Homes of Texas, L.P.
(a Texas limited partnership)

By: CHTEX of Texas, Inc.
(a Delaware corporation)
Its General Partner

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on this _____ day of _____, 2025, by _____, _____, of CHTEX of Texas, Inc., a Delaware corporation, the general partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said entities.

Notary Public, State of Texas



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on the second reading of Ordinance No. 2025-50, amending the Bastrop Code of Ordinances, Chapter 13 - Utilities, Article 13.02 - Water and Wastewater Rates and Charges, by enacting Section 13.02.13 titled "Utility Pass-through Fees".

AGENDA ITEM SUBMITTED BY:

Vivianna Nicole Andres, Assistant to the City Manager

BACKGROUND/HISTORY:

The Bastrop City Council has identified nine Focus Areas to successfully achieve its vision and mission. One of the Focus Areas is Fiscal Responsibility, which is tied to fiduciary responsibility for the City of Bastrop.

The City of Bastrop has recently begun receiving price increases for water and wastewater materials due to the Tariffs being levied.

To ensure that the City of Bastrop remains able to maintain a balanced budget and provide the needed materials for construction projects, Staff has drafted a language change for Chapter 13, Article 13.02, that will enact a new section, Section 13.02.13, titled "Utility Pass-through Fees." This language change in the ordinance will allow the City to remain flexible during unique market conditions by protecting it from absorbing any unforeseen costs that could hinder the City's ability to supply utility materials for projects.

RECOMMENDATION:

Take action on the second reading of Ordinance No. 2025-50, amending the Bastrop Code of Ordinances, Chapter 13 - Utilities, Article 13.02 - Water and Wastewater Rates and Charges, by enacting Section 13.02.13 titled "Utility Pass-through Fees" .

ATTACHMENTS:

1. Ordinance No. 2025-50
2. Exhibit A: Section 13.02.13 titled "Utility Pass-through Fees"

ORDINANCE NO. 2025-50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE BASTROP CODE OF ORDINANCES, CHAPTER 13 - UTILITIES, ARTICLE 13.02 - WATER AND WASTEWATER RATES AND CHARGES, BY ENACTING SECTION 13.02.13 TITLED “UTILITY PASS-THROUGH FEES”; AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, CODIFICATION, EFFECTIVE DATE, PROPER NOTICE, AND MEETING.

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

WHEREAS, the City of Bastrop is a home-rule municipality established and operating by the laws of the State of Texas and in the interest of the public health and safety, including maintaining and providing essential utility services; and

WHEREAS, pursuant to Texas Local Government Code Chapter 552, the City of Bastrop, being a home-rule municipality, may buy, own, construct, maintain, and operate various public utilities and may require and receive compensation for services furnished; and

WHEREAS, the City Council of the City of Bastrop finds that it has elected nine focus areas to accomplish its mission and vision; and

WHEREAS, one of those focus areas is Fiscal Responsibility, better identified as fiduciary responsibility; and

WHEREAS, the City Council recognizes that adopting language in the code of ordinances that will allow for the City of Bastrop to pass through fees associated with Tariffs, Service Charges, and Processing Fees will meet the focus area of Fiscal Responsibility; and

WHEREAS, the City Council of the City of Bastrop finds this ordinance necessary to maintain a balanced budget for the City of Bastrop;

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

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

- Section 2. Amendment To The Bastrop Code of Ordinances, Chapter 13.** Chapter 13 – Utilities is hereby amended and shall read in accordance with Exhibit “A,” which is attached hereto and incorporated into this Ordinance for all intents and purposes.
- 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 take effect 90 days after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.
- Section 7. Proper Notice and Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

[Signature page to follow]

READ & ACKNOWLEDGED on First Reading on this the 13th day of May 2025.

READ & ADOPTED on Second Reading on this the 27th day of March 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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



Sec. 13.02.013 Utility Pass-through Fees.

- (a) The City of Bastrop retains the right to pass through any costs applied to the City that are a result of market-driven expenses. These costs included, but are not limited to:
- (1) Tariffs;
 - (2) Processing Fees;
 - (3) or Service Charges.
- (b) The City of Bastrop shall be required to provide documentation to substantiate any additional fees that are to be collected in accordance with this Section.



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on the second reading of Ordinance No. 2025-51, establishing 15.8410 acres located at 1500 Farm Street, Bastrop, Texas, as designated parkland.

AGENDA ITEM SUBMITTED BY:

Terry Moore, Parks and Recreation Director

BACKGROUND/HISTORY:

In August 2024, the City Council approved the acquisition of approximately 15.8410 acres of land located at 1500 Farm Street. The property lies within a designated flood zone and floodway. The primary objective of the purchase was to preserve the area as open space, ensuring that no buildings or structures are constructed that could impede the natural flow of water. Utilizing the land as parkland supports this goal and contributes to effective floodplain management.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve Ordinance No. 2025-51 that authorizes the City Manager to execute all necessary documents to establish the 15.8410 acres located at 1500 Farm Street with an official parkland designation.

ATTACHMENTS:

1. Ordinance No. 2025-51
2. Farm Street Property ID

ORDINANCE NO. 2025-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, ESTABLISHING 15.8410 ACRES LOCATED AT 1500 FARM STREET, BASTROP, TX, (LEGAL DESCRIPTION OF FARM LOT 37 & 38 E M ST, ACRES 15.8410) AS DESIGNATED PARKLAND; AS ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop approved the purchase of said property in Executive Session on August 13, 2024; and

WHEREAS, the Warranty Deed was recorded September 4, 2024 with Bastrop County; and

WHEREAS, the property is located in the flood zone and floodway; and

WHEREAS, the City of Bastrop recognized the value of green space used as parkland.

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

Section 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Manager is hereby authorized to execute all necessary documents, designating said property as parkland.

Section 3. 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 4. Should any portion or part of this Ordinance be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

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 Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance 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.

Section 6. This Ordinance shall take effect immediately from and after its passage, and it is duly resolved.

Section 7. It is hereby officially found and determined that the meeting at which this Ordinance was passed was conducted in compliance with the Open Meetings Act, Texas Government Code, Chapter 551, as may have been modified by any applicable emergency orders.

[Signature Page to Follow]

READ and APPROVED on First Reading on the 13th day of May 2025.

READ and ADOPTED on Second Reading on the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem


ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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





Property ID: 32387 For Year

2025 ▾

Property Details

Account

Property ID:	32387	Geographic ID: R32387
Type:	R	Zoning:
Property Use:		

Location

Situs Address:	1500 FARM ST BASTROP, TX 78602	
Map ID:	02	Mapsco:
Legal Description:	FARM LOT 37 & 38 E M ST, ACRES 15.8410	
Abstract/Subdivision:	S5960	
Neighborhood:	(NBHD0203) BASTROP CITY 003	

Owner

Owner ID:	821514	
Name:	THE CITY OF BASTROP TEXAS	
Agent:		
Mailing Address:	1311 CHESTNUT ST BASTROP, TX 78602	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act to approve the Bastrop City Council minutes from the May 13, 2025, Canvass of the Election / Swearing-In of Candidates and Regular Meeting..

AGENDA ITEM SUBMITTED BY:

Victoria Psencik, Assistant City Secretary

BACKGROUND/HISTORY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the Bastrop City Council meeting from May 13, 2025, Canvass of the Election / Swearing-In of Candidates and Regular Meeting

ATTACHMENTS:

- DRAFT May 13, 2025, Canvass of the Election / Swearing-In of Candidates and Regular Meeting

CITY OF BASTROP
BASTROP CITY COUNCIL
CANVASS OF ELECTION AND SWEARING IN OF CANDIDATES
&
REGULAR CITY COUNCIL MEETING MINUTES

Tuesday, May 13, 2025

The Bastrop City Council met in a Canvass of Election and Swearing In of Candidates and Regular Meeting on Tuesday, May 13, 2025, at 5:30 p.m. at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Pro-Tempore John Kirkland
 Council Member Cynthia Meyer
 Council Member Kerry Fossler
 Council Member Kevin Plunkett
 Council Member Elect Perry Lowe

Council Members Absent

Mayor Lyle Nelson * *resigned 1/14/2025*
 Council Member Cheryl Lee

Staff Present

City Manager Sylvia Carrillo-Trevino
 Interim Assistant City Attorney Stanley Springerley
 Assistant City Secretary Victoria Psencik
 Assistant to City Manager Vivianna Andres
 Finance Director Judy Sandrussi
 Main Street Manager Michaela Joyce
 Assistant Finance Director Laura Allen
 Development Services Director James Cowey
 Police Chief Vicky Steffanic
 Water and Wastewater Director Curtis Hancock
 Fire Chief Chris Stone
 Public Information Officer Colin Guerra

1. CALL TO ORDER

With a quorum present, Mayor Pro-Tempore Kirkland called the Canvass of the Election and Swearing-In of the Candidates and the Regular City Council meeting at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE – United States of America and Texas Flags

Ximena Rebollar Castillo and Clarissa Vazquez, students from Camino Real Elementary's Girls Who Code Club, led the Pledge of Allegiance.

3. INVOCATION

Pastor Bernie Jackson delivered the Invocation.

4. ELECTION RESULTS

- 4A. **Consider and act on Resolution No. R-2025-92, to canvass the results of the May 3, 2025, General Election for Bastrop Council Members, Place 1 and Place 5, and the Special Mayoral Election.**

Submitted by: Victoria Psencik, Assistant City Secretary

MOTION: Council Member Plunkett moved to approve Resolution No. R-2025-92 as presented. Council Member Meyer seconded the motion. Motion carried unanimously.

5. RECOGNITION

5A. Recognition of outgoing Council Member Cheryl Lee.

No action taken on Item 5A.

6. OATH OF OFFICE

6A. Incumbent Council Member John Kirkland, Place 5

- Swearing Oath of Office by The Honorable Chris Duggan, State District Judge, District 423
- Signature of Official Documents
- Welcome by the Council
- Comments by Council Member Kirkland

Judge Chris Duggan performed the Statement of Elected Officer and Oath of Office and for Incumbent Council Member John Kirkland, Place 5.

6B. Incoming Council Member Perry Lowe, Place 1

- Swearing Oath of Office by The Honorable Chris Duggan, State District Judge, District 423
- Signature of Official Documents
- Welcome by the Council
- Comments by Council Member Lowe

Judge Chris Duggan performed the Statement of Elected Officer and Oath of Office and for Incoming Council Member Perry Lowe, Place 1.

Mayor Pro Tempore Kirkland announced that the meeting was in recess until 6:15 p.m., at which point the City Council will convene into Executive Session for the items listed below. Before recessing, Mayor Pro Tempore read the Executive Session items aloud.

9. EXECUTIVE SESSION

Mayor Pro-Tempore Kirkland closed the Open Meeting to convene the City Council into Executive (Closed) Session at 6:15 p.m. pursuant to Texas Government Code, Chapter 551 as follows:

9A. Section 551.071 and Section 551.072 to seek advice of legal counsel to discuss the implications of the City of Austin's Aquifer Storage and Recovery Project on the City of Bastrop's water supply.

- 9B. **Sections 551.071 and 551.072 to seek legal counsel and discuss the potential acquisition of real estate adjacent to Chambers Street within the City of Bastrop.**

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

Mayor Pro-Tempore Kirkland reconvened the City Council into the Open Session at 6:30 p.m. Mayor Pro-Tempore Kirkland called for any action as a result of the Executive Session.

- 9A. **Section 551.071 and Section 551.072 to seek advice of legal counsel to discuss the implications of the City of Austin's Aquifer Storage and Recovery Project on the City of Bastrop's water supply.**
- 9B. **Sections 551.071 and 551.072 to seek legal counsel and discuss the potential acquisition of real estate adjacent to Chambers Street within the City of Bastrop.**

No action taken on the Executive Session Items 9A and 9B.

14. CITIZEN COMMENT(S)

Citizen(s) addressing the City Council on an item, not on the agenda: Garland Stillwell, Patti Moore, Linda Garcia, Patricia Jacobs, Rita Ward, and Becki Womble.

Submitted a comment but was not present to speak – David Barrow.

11. PRESENTATIONS

- 11A. **Mayor Pro Tem's Report**
- 11B. **Council Members' Report**
- 11C. **City Manager's Report**
- A. **Old Iron Bridge Update**
 - B. **Water Wells**
 - C. **Blakey Lane / Old Austin Highway**
 - D. **Wastewater Plant**
 - E. **Streets / Water Street**
 - F. **Settlement Sidewalks**

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

- 11D. **PROCLAMATION - Recognition of April 27th, 2025 as Bastrop Huston-Tillotson Alumni Association Day in the City of Bastrop.**

Submitted by: Council Members Kerry Fossler, Cheryl Lee, and Council Member Elect Perry Lowe

The proclamation was read and signed by Mayor Pro-Tempore Kirkland.

11E. **PROCLAMATION - Recognition of May 26, 2025, as Memorial Day with a Joint Proclamation with Bastrop County.**

Submitted by: Victoria Psencik, Assistant City Secretary

The proclamation was read and signed by Mayor Pro-Tempore Kirkland.

11F. **Presentation and recognition of a Life-Saving Award.**

Submitted by: Chris Stone, Fire Chief

Fire Chief Stone presented the awards to citizens and Bastrop firefighters.

7. **ELECTION OF MAYOR PRO TEM**

7A. **Consider and act to elect a Mayor Pro Tem.**

Submitted by: Victoria Psencik, Assistant City Secretary

MOTION: Council Member Plunkett moved to renominate John Kirkland as Mayor Pro Tem. Council Member Meyer seconded the motion. Motion carried unanimously.

8. **RUNOFF ELECTION**

8A. **Consider and act on Resolution No. R-2025-93, calling for a runoff election for Mayor of the Bastrop City Council for a term of one year; designating the date of said Election; designating polling places; designating early voting hours and places; directing posting and publication of notice for said election.**

Submitted by: Victoria Psencik, Assistant City Secretary

MOTION: Council Member Plunkett moved to approve Resolution No. R-2025-93 as presented. Council Member Fossler seconded the motion. Motion carried unanimously.

11. **PRESENTATIONS, continued**

11G. **Review and Discuss Visit Bastrop's Quarterly Update Presentation.**

Submitted and Presented by: Mike Pistana, Interim President and CEO of Visit Bastrop

No action taken on Item 11G.

12. **WORK SESSIONS / BRIEFINGS - NONE**

13. FINANCIAL TRANSPARENCY AND BUDGET PREPARATION

13A. Receive and discuss the Development Services and Finance Department funds.

Submitted by: Laura Allen, Assistant Finance Director

Presented by: James Cowey, Development Services Director

Presented by: Judy Sandroussi, Finance Director

No action was taken on Item 13A.

13B. Receive an update on OpenGov.

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

No action was taken on Item 13B.

15. CONSENT AGENDA

15A. Consider and act on the first reading of Ordinance No. 2025-52, authorizing the disbursement of Thirty-Eight Thousand Dollars (\$38,000) for the construction of the Fisherman's Park Walkway Improvement project, and move to include on the May 27, 2025, agenda for a second reading.

Submitted by: Terry Moore, Parks & Recreation Director

15B. Consider and act on the second reading of Ordinance No. 2025-47, amending the budget for the Fiscal Year 2025 in accordance with existing statutory requirements; appropriating the various amounts herein as attached in Exhibit A.

Submitted by: Laura Allen, Assistant Finance Director

15C. Consider and act to approve the Bastrop City Council minutes from the following meetings: April 21, 2025, Joint Meeting with Bastrop EDC Board; April 22, 2025, Regular Meeting; April 24, 2025, Joint Meeting with Planning & Zoning Commission; and April 29, 2025, Special Meeting.

Submitted by: Victoria Psencik, Assistant City Secretary

15D. Consider and act on Resolution No. R-2025-90 approving a request for reimbursement in the amount of Three Thousand Dollars (\$3,000.00), for two cemetery plots purchased at the Fairview Cemetery in Bastrop, Texas, as attached in Exhibit A.

Submitted by: Laura Allen, Assistant Finance Director

- 15E. **Consider and act on Resolution No. R-2025-91, approving the Bastrop Bird Junction Project locations seven (7) and eight (8) of the proposed nine (9) locations, as identified in Exhibit A.**

Submitted by: Michaela Joyce, Main Street Manager

Mayor Pro-Tempore Kirkland called for requests to remove any item from the Consent Agenda for separate discussion.

No requests were made to remove any item from the Consent Agenda.

MOTION: Council Member Plunkett moved to approve the Consent Agenda as presented after Items 15A and 15B were read into the record by Mayor Pro-Tempore Kirkland. Council Member Plunkett seconded the motion. Motion carried 3-0. Council Member Fossler was off the dais and not present for the vote.

16. ITEMS FOR INDIVIDUAL CONSIDERATION

- 16D. **Conduct a public hearing, consider and act on the first reading of Ordinance No. 2025-48, amending the Comprehensive Plan's, Chapter 2 and Chapter 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories and the Future Land Use Map; and move to include on the May 27, 2025, Consent Agenda for the second reading.**

Submitted and Presented by: James E. Cowey, Director of Development Services
Presented by: Ylda Capriccioso, Halff & Associates

Mayor Pro-Tempore Kirkland opened the Public Hearing at 8:43 p.m. for the Comprehensive Plan's Chapter 2 and Chapter 5 – Growth Potential Map, Community Growth Text revisions, Land Use Categories, and Future Land Use Map amendments.

Public Hearing specifically for Item 16D: Stewart Bridges, Shannon Day, Ian Reichert-Watts, Pablo Serna, Cecilia Serna, Carlos Liriano, and Heather Greene.

Mayor Pro-Tempore Kirkland closed the Public Hearing at 9:00 p.m. for the Comprehensive Plan's Chapter 2 and Chapter 5 – Growth Potential Map, Community Growth Text revisions, Land Use Categories, and Future Land Use Map amendments.

ORIGINAL MOTION: Council Member Meyer moved to approve the first reading of Ordinance No. 2025-49 with the following conditions:

- *Keep the property behind Buc-ee's on Lost Pines Avenue as the light yellow "rural" color (residential conservation estate)*
- *The Downtown "purple area" goes back to neighborhood residential with "pockets" of purple for pedestrian-friendly commercial.*

and to include on the May 27, 2025 agenda for a second reading. Council Member Lowe seconded the motion.

Council Member Fossler moved to make two **“friendly amendments”** to the original motion:

- *In the changing of Downtown to neighborhood residential and adding pockets of neighborhood commercial*
- *For the second reading, adding this item (Ordinance No. 2025-48) to the May 27th Items for Individual Consideration section of the Agenda.*

Council Members Meyer (original motion maker) and Lowe (seconded) accepted the two friendly amendments.

REVISED MOTION: Council Member Meyer moved to approve the first reading of Ordinance No. 2025-49 with the following conditions:

- *Keep the property behind Buc-ee’s on Lost Pines Avenue as the light yellow “rural” color (residential conservation estate)*
- *In the changing of Downtown to neighborhood residential and adding pockets of neighborhood commercial*
- *For the second reading, adding this item (Ordinance No. 2025-48) to the May 27th Items for Individual Consideration section of the Agenda.*

and to include on the May 27, 2025 agenda for a second reading. Council Member Lowe seconded the motion. Motion carried unanimously.

16A. **Conduct a public hearing, consider and act on the first reading of Ordinance No. 2025-49, annexing a tract of land described as 23.298 +/- acres of land out of the Nancy Blakey survey, Abstract No. A98, located west of Farm-to-Market Road 969, know as Valverde Section 2, Phase 4, as shown in Exhibit A; and move to include on the May 27, 2025, agenda for a second reading.**

Submitted and Presented by: Viviana Nicole Andres, Assistant to the City Manager

Mayor Pro-Tempore Kirkland opened the Public Hearing at 9:10 p.m. for the annexation of Valverde Section 2, Phase 4 tract of land.

Public Hearing specifically for Item 16A: No comments were submitted.

Mayor Pro-Tempore Kirkland closed the Public Hearing at 9:10 p.m. for the annexation of Valverde Section 2, Phase 4 tract of land.

MOTION: Council Member Plunkett moved to approve the first reading of Ordinance No. 2025-49 as presented and to include on the May 27, 2025 agenda for a second reading. Council Member Meyer seconded the motion. Motion carried unanimously.

16B. **Consider and act on the first reading of Ordinance No. 2025-50, amending the Bastrop Code of Ordinances, Chapter 13 - Utilities, Article 13.02 - Water and**

Wastewater Rates and Charges, by enacting Section 13.02.13 titled “Utility Pass-through Fees” and move to include on the May 27, 2025, agenda for a second reading.

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

MOTION: Council Member Fossler moved to approve the first reading of Ordinance No. 2025-50 as presented and to include on the May 27, 2025 agenda for a second reading. Council Member Plunkett seconded the motion. Motion carried unanimously.

- 16C. **Consider and act on the first reading of Ordinance No. 2025-51, establishing 15.8410 acres located at 1500 Farm Street, Bastrop, Texas, as designated parkland and move to include on the May 27, 2025, agenda for a second reading.**

Submitted and Presented by: Terry Moore, Parks & Recreation Director

MOTION: Council Member Fossler moved to approve the first reading of Ordinance No. 2025-51 as presented and to include on the May 27, 2025 agenda for a second reading. Council Member Lowe seconded the motion. Motion carried unanimously.

17. ADJOURNMENT

Upon receiving a motion duly made and seconded to adjourn, the May 13th Canvass of the Election and Swearing-In of the Candidates and the Regular Meeting was adjourned at 9:22 p.m.

CITY OF BASTROP, TEXAS

John Kirkland, Mayor Pro-Tempore

ATTEST:

Victoria Psencik, Assistant City Secretary



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on Resolution No. R-2025-95, accepting a sponsorship donation in the amount of \$3,000 from Covert Chevrolet Bastrop for the 2025 Big Bang Celebration event.

AGENDA ITEM SUBMITTED BY:

Submitted by: Terry Moore, Parks & Recreation Director

BACKGROUND/HISTORY:

The Big Bang Celebration is an annual event hosted by the City of Bastrop at Fisherman's Park. The 2025 Big Bang Celebration will take place on Saturday, June 28, 2025, and will feature a live DJ, bounce houses and sprinklers for children, field games, delicious concessions, and a spectacular 15-minute patriotic fireworks display set to music at dark.

The event seeks monetary sponsors at three levels: Gold, Silver, and Bronze. Each level includes unique benefits and promotional opportunities designed to acknowledge and highlight the generosity of our community partners.

Covert Chevrolet Bastrop has proudly committed as a Gold Sponsor for the 2025 Big Bang Celebration, contributing \$3,000 in support of this annual community event.

As a Gold Sponsor, Covert Chevrolet Bastrop will receive the following benefits:

- Logo on the Banner Plaza banner
- Logo on the flyer as Gold sponsor (large in size)
- Logo on the website
- Logo on the posters
- Logo and mentions in social media
- Logo on day-of event signage (large in size)
- Hourly sponsor mentions throughout event
- Table at the event

FISCAL IMPACT:

\$3,000 donation for event expenditures

RECOMMENDATION:

Staff recommends approving Resolution No R-2025-95, accepting a sponsorship donation in the amount of \$3,000 from Covert Chevrolet Bastrop for the 2025 Big Bang Celebration event.

ATTACHMENTS:

1. Resolution No. R-2025-95

RESOLUTION NO. R-2025-95

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS ACCEPTING A SPONSORSHIP DONATION FOR THE 2025 BIG BANG CELEBRATION IN THE AMOUNT OF THREE THOUSAND DOLLARS, (\$3,000) FROM COVERT CHEVROLET BASTROP; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop hosts the Big Bang Celebration each year as a community event in honor of Independence Day; and

WHEREAS, the event serves as a cherished tradition for Bastrop residents and visitors, bringing the community together in celebration of the 4th of July; and

WHEREAS, the 2025 Big Bang Celebration will be held on Saturday, June 28, 2025, at Fisherman's Park, featuring music, bounce houses and sprinklers for children, field games, food concessions, and a 15-minute patriotic fireworks display set to music; and

WHEREAS, the event is made possible in part through the generous support of community sponsors at various levels, including Gold, Silver, and Bronze; and

WHEREAS, Covert Chevrolet Bastrop has generously committed to supporting the 2025 Big Bang Celebration as a Gold Sponsor with a monetary donation of \$3,000; and

WHEREAS, accepting this donation will help offset expenditures related to the event, thereby supporting the City's ability to offer a high-quality and family-friendly celebration at no cost to attendees; and

WHEREAS, the City of Bastrop gratefully acknowledges this contribution and recognizes the importance of public-private partnerships in enhancing community programming and events.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF BASTROP CITY COUNCIL:

SECTION 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2. The City Manager is hereby authorized to execute all necessary documents, authorizing accepting the donation from Covert Chevrolet Bastrop in the amount of \$3,000 for the 2025 Big Bang Celebration event.

SECTION 3. 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 4. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

SECTION 5. This resolution shall take effect immediately from and after its passage, and it is duly resolved.

SECTION 6. 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 AND ADOPTED by the City Council of the City of Bastrop this the 27th day of MAY 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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





STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on the second reading of Ordinance No. 2025-48, amending the Comprehensive Plan's, Chapter 2 and Chapter 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories and the Future Land Use Map.

AGENDA ITEM SUBMITTED BY:

James E. Cowey, Director of Development Services

BACKGROUND/HISTORY:

The City of Bastrop has engaged Halff and Associates to update Chapters 2 and 5 of the 2016 Comprehensive Plan.

The current Comprehensive Plan was adopted in 2016, and since then, the City adopted a Form-Based Code in 2019, known as the B3 Code. Additionally, there has been substantive changes to the growth patterns to the west due to the influence of entities such as The Boring Company and Space X. Furthermore, as the City of Bastrop continues to enhance its utility operations with increased water and wastewater capacity, this only adds to the attractiveness of this area for development. Therefore, the Staff has coordinated with Halff and Associates to make critical updates to Chapters 2 & 5, which will be key chapters that guide the growth occurring in Bastrop.

PUBLIC OUTREACH TIMELINE:

- On November 21, 2024, a was meeting held with Stakeholders to discuss different points of views for Future development.
- On January 16, 2025, there was a Joint Workshop with the City Council and Planning and Zoning from 6:00 p.m. to 8:00 p.m. to discuss the proposed maps.
- On January 20, 2025, at the Martin Luther King Day Celebration, city staff passed out flyers and spoke about the upcoming open houses for the Comp Plan with the public in attendance.
- On January 23, 2025, there was an Open House at Casa Chapala from 6:00 p.m. to 8:00 p.m. to engage with the public on the proposed changes to the maps.
- On January 25, 2025, Staff set up a table at the Bastrop County Empty Bowl Project to engage with public about the proposed changes to the maps.
- On January 29, 2025, there was an Open House at the Public Library from 6:00 p.m. to 8:00 p.m. to engage with the public on the proposed maps.
- On February 1, 2025, staff set up a table at Mardi Gras to engage with the public about the proposed changes to the maps.

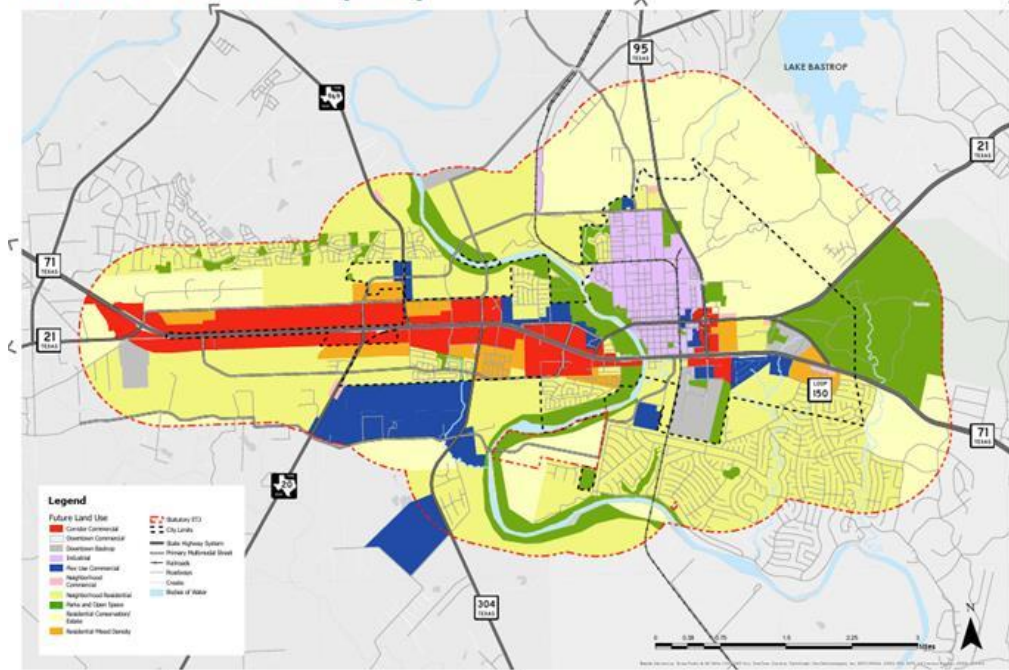
- On April 24, 2025, there was an Open House from 4:00 p.m. to 6:00 p.m. to engage with the public on the proposed changes to the maps.

FUTURE LAND USE MAP TIMELINE FROM PUBLIC MEETINGS WITH CITY COUNCIL AND PLANNING AND ZONING COMMISSION:

- There was a Joint Workshop Meeting with the City Council and Planning and Zoning Commission on April 24, 2025 to review the version of the Future Land Use map below:

FUTURE LAND USE MAP (2025)

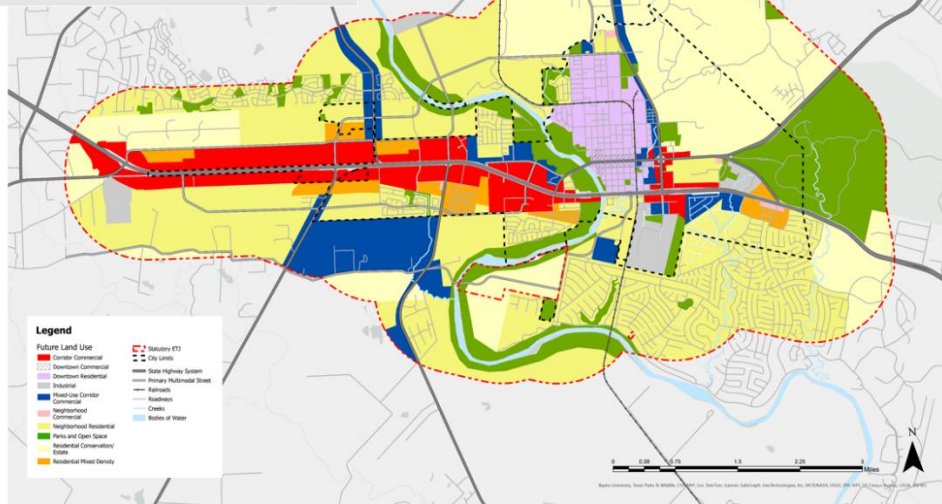
MAP 5-C:



- At this meeting, the following recommendations were made from the City Council and Planning and Zoning Commission to Staff:
 - Change the location known as “Gateway” to “Neighborhood Residential” and make the portion of the tract along SH 71 E as “Corridor Commercial”
 - Add “Mixed-Use Corridor Commercial” along SH 95
- There was a Planning and Zoning Commission packet published on April 28, 2025, at 3:00 p.m., at the time of publication, Staff had not yet received the revised map from Halff and Associates; therefore, the previous version of the map (shown above) was published with the packet.
- Staff received the updated/revised map from Halff and Associates on April 30, 2025, and this version of the map was included in the PowerPoint presentation at the May 1, 2025, Planning and Zoning Commission meeting.
- The Planning and Zoning Commission met on May 1, 2025, to review the version of the Future Land Use Map below, and to make a formal recommendation to City Council for the proposed amendments to Chapters 2 and 5:

FUTURE LAND USE MAP

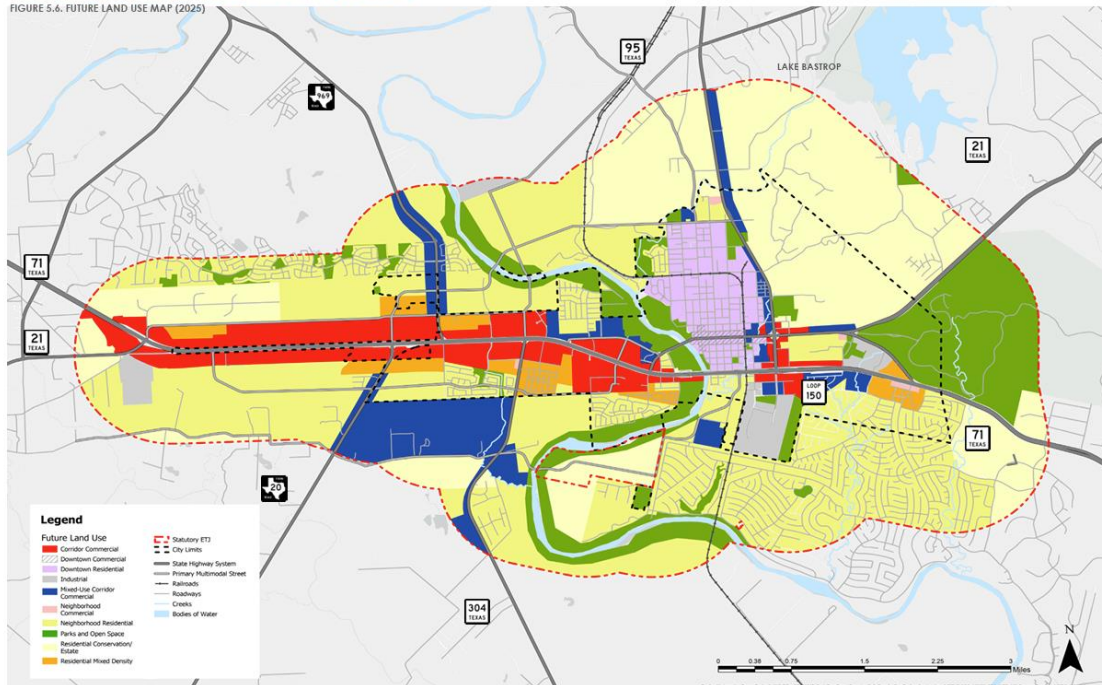
revised 01.01.25



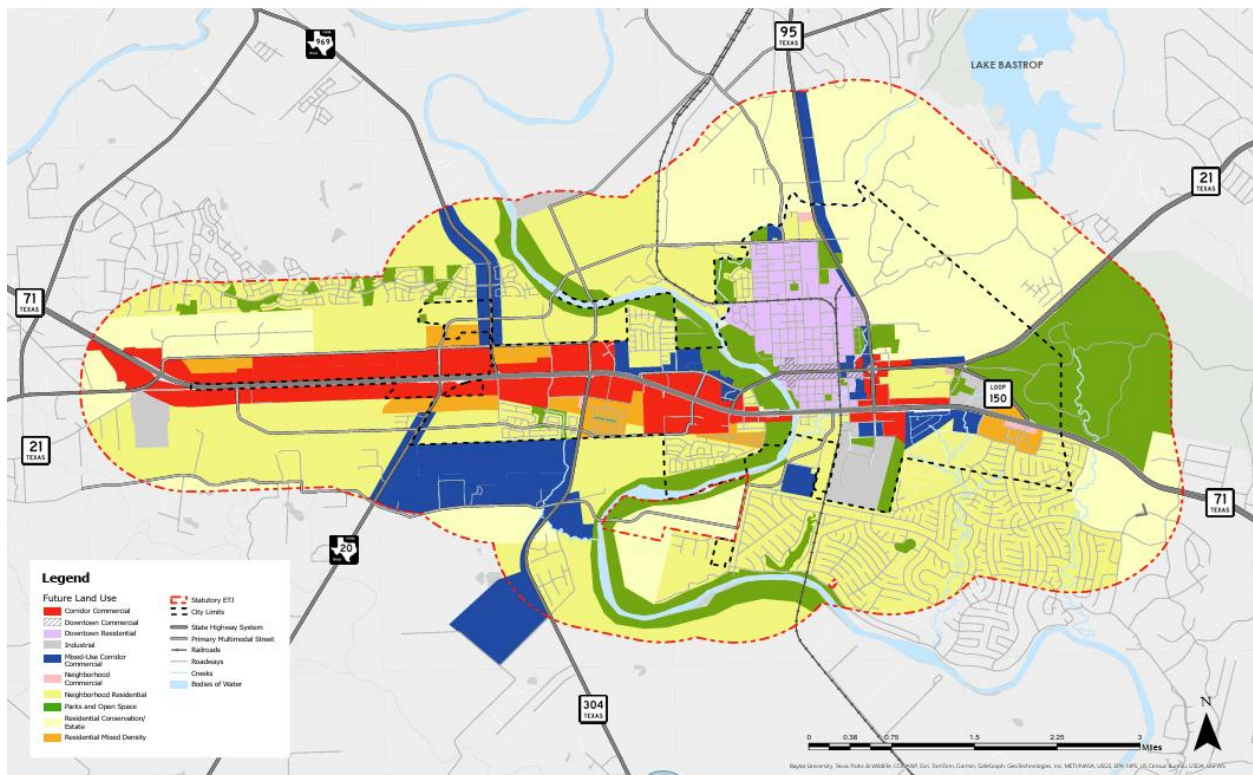
- At this meeting, the following recommendations were made by the Planning and Zoning Commission to Staff:
 - Jimmy Crouch made an amendment to the motion to add either “Corridor Commercial” or “Mixed-use Corridor Commercial” along the north side of Highway 21/Loop150.
- Staff received the updated/revised map that reflected the changes from the Planning and Zoning Commission meeting on May 5, 2025 at 5:15 p.m. from Halff and Associates (shown below).

FUTURE LAND USE MAP (2025)

FIGURE 5.6. FUTURE LAND USE MAP (2025)



- Staff subsequently noted that, after receiving this version of the map, the following corrections needed to be made to the map:
 - Notate Delgado Park as “Parks and Open Space”
 - Notate 1300 Farm Street (proposed Par 3 Golf Course) as “Parks and Open Space”
 - Add Young Subdivision back into “Downtown Residential”
 - Add the Ironwood Development back onto the map as “Mixed-Use Corridor Commercial”
 - Notate the parcel at Lovers Lane and Margie’s Way as “Neighborhood Residential”
- On May 13, 2025, the City Council held a public hearing on the first reading of Ordinance No. 2025-48 amending the Comprehensive Plan, Chapters 2 and 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories, and the Future Land Use Map (as shown below).
 - City Council made a motion to approve the Comprehensive Plan with the amendment to keep the property behind Bucee’s and Lost Pines Avenue as Rural which would be considered “Residential Conservation Estate” and also to have the downtown (purple area) revert back to “Neighborhood Residential” with pockets of “Neighborhood Commercial” where existing and bringing the item back as an item for individual consideration.



- The final version of the map reflecting the changes as recommended by the City Council is included in the **Bastrop Comprehensive Plan Updates attachments in the packet**. The actual changes in the “Neighborhood Residential” and “Neighborhood Commercial” land use designations culminated from recommendations offered by Councilmember

Meyer on Thursday, May 15, 2025 and Councilmember Fossler on Monday, May 26, 2025.

- In addition to the updated packet, there is an Executive Summary Memo from Halff and Associates that analyzes the changes requested by the City Council at the May 13th meeting.

FISCAL IMPACT:

None

RECOMMENDATION:

Take action on the second reading of Ordinance No. 2025-48, amending the Comprehensive Plan's, Chapter 2 and Chapter 5 as it relates to the Growth Potential Map, Community Growth Text revisions, Land Use Categories and the Future Land Use Map.

ATTACHMENTS:

- Ordinance No. 2025-48
- Bastrop Comprehensive Plan Updates
- Halff Executive Summary Memo

ORDINANCE NO. 2025-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING THE 2036 COMPREHENSIVE PLAN BY AMENDING CHAPTER 2 COMMUNITY GROWTH AND CHAPTER 5 LAND USE AND COMMUNITY IMAGE, AS ATTACHED IN EXHIBIT A; AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR FINDINGS OF FACT, 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 Texas Local Government Code Chapter 213 Municipal Comprehensive Plans states that a comprehensive plan may be adopted or amended by ordinance following a hearing at which the public is given the opportunity to give testimony and present written evidence and review by the municipality’s planning commission or department, if one exists; and

WHEREAS, the City has hosted four stakeholder sessions on November 21, 2024 and open house public engagement events on January 23, 2025, January 29, 2023, and April 24, 2025; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 1, 2025, and unanimously recommended approval of the amendment to the Comprehensive Plan Chapter 2 Community Growth and Chapter 5 Land Use and Community Image; 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 hereby amends the Chapter 2 Community Growth and Chapter 5 Land Use and Community Image as attached and incorporated herein as 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.** Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.
- Section 5.** Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.
- Section 6.** 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 by the City Council of the City of Bastrop, on this, the 13th day of May 2025.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 27th day of May 2025.

APPROVED:

by: _____
John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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



BASTROP COMPREHENSIVE PLAN



UPDATE MAY 2025



ACKNOWLEDGMENTS

The Bastrop Comprehensive Plan (2016) Update was developed by the City of Bastrop with the technical assistance of Halff Associates. Planning for the future is a complex and thoughtful process, one that requires balancing diverse needs, anticipating change and making the best decision possible with the information at hand. We are deeply grateful to the many residents, business owners, community leaders and others who shared their insights, experiences and hopes for Bastrop. Their involvement played a vital role in shaping this plan and guiding the city toward a successful and inclusive future. The following individuals are especially recognized for their significant contributions to the preparation of the Bastrop Comprehensive Plan (2016) Update.

CITY COUNCIL

John Kirkland, Mayor Pro-Tem, Place 5
Cheryl Lee, Place 1
Cynthia Meyer, Place 2
Kevin Plunkett, Place 3
Kerry Fossler, Place 4

PLANNING AND ZONING COMMISSION

Christopher Toth, Place 1
Jimmy Crouch, Place 2
Keith Ahlborn, Place 3
Gary Moss, Place 4
Jeffrey Estes, Place 5
Patrice Parsons, Place 6
Jordan Scott, Place 8
David Barrow, Place 9
Nancy Rabensburg, Place 10

CITY STAFF AND TECHNICAL WORKING GROUP

Sylvia Carrillo, City Manager
Andres Rosales, Assistant City Manager
Vivianna Andres, Assistant to the City Manager
James E. Cowey, Development Services
Director
Nicole Peterson, Project Coordinator
Alondra Macias, Planner I
Colin Guerra, Public Information Manager
John Eddleton, Streets and Drainage Director
Curtis Hancock, Water and Wastewater

Director

Curtis Ervin, Bastrop Power and Light Director
Tim Goetz, Electric Superintendent
Chris Stone, Fire Chief
Tiger Davis, Engineering Director
Elizabeth Wick, Project Manager for Engineering
Emily Wimberly, GIS Analyst

PLAN CONSULTANTS

HALFF ASSOCIATES

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Whitney Linder, AICP
Andi Vickers, AICP
Maddie Skidmore
Jordan Maddox, AICP

BASTROP COMPREHENSIVE PLAN UPDATE 2025

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INTRODUCTION UPDATE CONTEXT

INTRODUCTION

This report serves as an update to the City of Bastrop's Comprehensive Plan (2016), focusing on two key chapters: **Community Growth** and **Land Use and Community Image**. These chapters play a critical role in shaping the future of the City of Bastrop, as they address how the area will develop and how it will manage the essential services and infrastructure needed to support this growth. The Plan Update reflects changes in demographic trends, regulatory changes, and community vision, ensuring that the Plan aligns with both current conditions and future community aspirations.

BACKGROUND

The City of Bastrop adopted its current in 2016. Since then, the City has experienced various and significant changes, both in terms of regulatory frameworks and physical development, prompting the need to update the Community Growth and Land Use components of Bastrop's Comprehensive Plan (2016).

At the time of adoption, Bastrop used a traditional, or Euclidean-style zoning code. This use-based zoning model separated land uses into distinct categories, (i.e., residential, commercial and industrial) and focused on what type of activity could occur on a property. In 2019, Bastrop replaced this type of zoning with the Bastrop Building Block (B3 Code), a fully form-based code built around a gridded street system.

Form-based codes emphasize the physical form and design of building and public spaces rather than specific land uses.

This approach is particularly well-suited to preserving the historic and spatial character of a place. While the B3 Code incorporates many of these principles, its broad application has resulted in overly generalized land use outcomes, creating a disconnect between the community's expectations and actual development patterns.

These issues highlight the need to revisit the 2016 goals and land use guidance of the Future Land Use Map (FLUM), and consider a shift toward a more hybrid approach - one that combines the flexibility of form-based codes with the clarity and specificity of traditional zoning. Such an approach would better support development that is aligned with Bastrop's identity and vision.

This Plan Update is not a reconsideration of the City's use of form-based planning, but an effort to refine and align the plan's land use and community growth goals so that future modifications to the B3 Code can be guided by a clearer vision. By doing so, Bastrop can provide regulatory tools that reinforce the values, character, and identity that residents have voiced, while also accommodating sustainable growth.

ENGAGEMENT AND PUBLIC OUTREACH

The following outreach tools were used to disseminate information regarding the planning process and engagement opportunities to the general public.

OUTREACH TOOLS

- *Web Page: The City maintained a web page with draft documents, maps, schedules, meeting details, contact information, and ways to stay involved.*



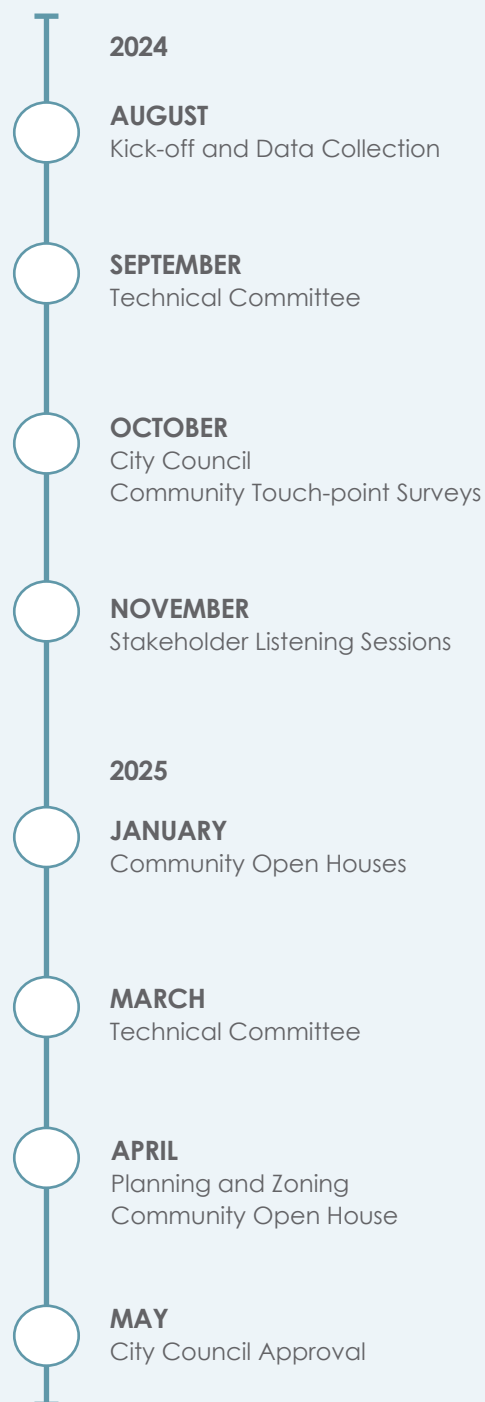
- *Social Media:* Updates on open houses, public hearings, and key messages were shared on the City's social media accounts.
- *Print/Electronic Notifications:* Stakeholders and interested parties received meeting updates and project information via email and mailers.
- *Informational Displays:* Public notices, surveys, and meeting details were posted to direct people to the project web page.

ENGAGEMENT TOOLS

The following engagement tools were used to gather input throughout the planning process. Since many of these activities occurred multiple times and overlapped, they are not listed in chronological order.

- *Technical Committee (TC):* City staff and departmental heads provided guidance, feedback, and assisted with outreach to community groups. Members had specialized knowledge of key topics.
- *Community Survey:* A community-wide online survey was conducted to gather public input on various aspects of the Plan Update.
- *Open House (3):* Public meetings were held to share information and collect feedback from community members.
- *Stakeholder Listening Sessions (4):* Four in-person stakeholder sessions were conducted with targeted discussions on a variety of topics.
- *Planning and Zoning Meetings (2):* The Commission provided input through workshops, focusing on land use, issue identification, public input review, and a final draft plan presentation.
- *City Council Meetings (3):* A workshop and joint session with the Planning and Zoning Commission helped define the City Council's goals and priorities for the Plan Update.

TIMELINE



COMMUNITY TOUCH-POINT SURVEYS

As part of the update to the City of Bastrop's Comprehensive Plan (2016), a series of four short surveys were conducted over a two-month period to gather community input. These surveys focused on key topics within **Chapter 2: Community Growth** and **Chapter 5: Land Use and Community Image** of the Plan Update. A total of 311 responses were received, providing valuable insights to inform the Plan Update. The full survey results can be found in the Appendix.

WEEK ONE: COMMUNITY GOALS & PRIORITIES

The first survey asked residents to review and provide feedback on the goals outlined in Bastrop's Comprehensive Plan (2016). Respondents were asked to indicate their level of agreement with each goal to assess their continued relevance.

The survey results reaffirm the importance of the goals established in Bastrop's Comprehensive Plan (2016), particularly the community's strong emphasis on water and wastewater infrastructure. Ensuring long-term water system capacity and quality, along

with wastewater system improvements, continues to be a top priority, reflecting the City's commitment to maintaining essential services as growth occurs. Likewise, the focus on flood mitigation and water conservation remains critical, reinforcing the need for sustainable resource management and resilience planning.

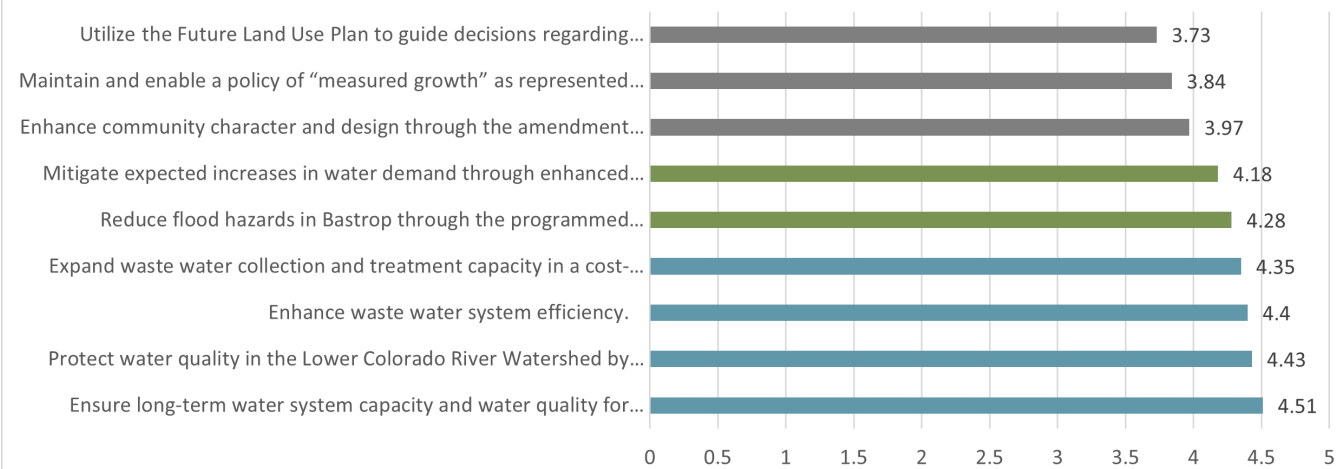
While measured growth, land use planning, and community character remain important considerations, the data underscores that residents continue to prioritize foundational infrastructure improvements, ensuring that Bastrop's development is supported by a reliable and sustainable framework.



WEEK TWO: FUTURE LAND USE & CHARACTER AREAS

The second survey focused on growth and development patterns, asking participants to review the City's FLUM (page 5-6) and determine whether the designated Character Areas align with current needs or should be adjusted.

Reaffirming Goals of 2016





Survey responses highlight a strong desire for additional Parks and Open Spaces, with 69% of participants emphasizing their importance.

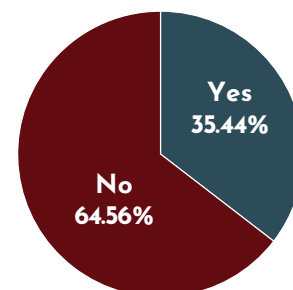
Rural Residential areas received broad approval, with 66% agreeing on their current locations. Neighborhood Residential areas also saw moderate support, but some respondents stressed the need for better services rather than new subdivisions. Opinions on Transitional Residential were split with some favoring more diverse housing, others concerned about density.

Neighborhood Commercial development was seen as concentrated along Highway 71, prompting suggestions for better distribution. General Commercial areas were also cited as contributing to traffic congestion, with calls for dispersal. Professional Services and Downtown Bastrop received strong support, though some advocated for Downtown expansion and increased protections. Public and Institutional uses were largely deemed appropriate, while Industrial areas drew mixed responses, with concerns about proximity to residential zones and natural features. Overall, the feedback underscores a community preference for balanced growth, infrastructure investment, and careful land-use planning to enhance quality of life.

WEEK THREE: GROWTH & DEVELOPMENT TRENDS

Building on prior input, the third survey explored where development is occurring and how well it aligns with Bastrop's Growth Concept Map from the Bastrop Comprehensive Plan (2016). Residents provided feedback on geographic patterns of development and potential areas for improvement.

DO YOU FEEL THE CITY DOES AN ADEQUATE JOB AT BALANCING ECONOMIC, SOCIAL, AND ENVIRONMENTAL FACTORS WHEN DEVELOPING CITY PROJECTS?



Respondents expressed concerns about congestion and felt growth should be planned along highways other than Highway 71. There was also a belief that commercial development is more appropriate along Highway 71 rather than residential. Many suggested the need to spread people out more and noted that the west side of town, away from the Lost Pines area on the east side, is more desirable for growth.

The theme of inadequate city services and infrastructure is consistently highlighted throughout the responses. Many respondents expressed concerns that services such as roads, utilities, schools, and other amenities have not kept up with the city's rapid growth. The city is lacking sufficient essential services and facilities to support its expanding population, with key areas such as transportation infrastructure (roads), grocery stores, hospitals, schools, and parks identified as needing attention.

"We need more parks and open spaces for our youth and growing community."

WEEK FOUR: NATURAL HAZARDS & CITY PREPAREDNESS

The fourth survey provided valuable insights into the natural hazards that pose the greatest risks to Bastrop and how the City can better prepare for and mitigate these challenges. Respondents ranked wildfires as the greatest concern, followed by drought, flooding, severe storms, and winter storms. Wildfires were identified by the community as the most concerning issue. Past severe weather events, including flooding, power losses, and damage from drought or windstorms, highlight the immediate impacts felt by the community. To reduce the effects of extreme heat, residents overwhelmingly supported creating more green spaces (75.56%) and planting more shade trees (73.33%).

Many also called for enhanced communication during severe weather events, with suggestions for better outreach to those not using platforms like Facebook. Furthermore, survey respondents also highlighted environmental considerations, such as maintaining existing trees, protecting water sources, and reducing pollution, as key priorities for future planning.

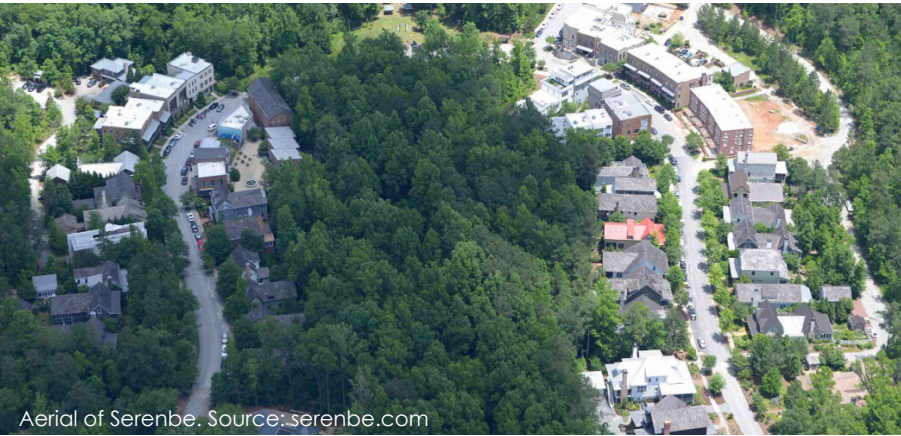
STAKEHOLDER LISTENING SESSIONS

On Thursday, November 21, 2024, a series of stakeholder listening sessions were held at Bastrop City Hall. Four sessions focused on Arts and Heritage, Natural Resources and the Environment, Land Development, and Youth Leaders and Engagement. A complete summary of the listening sessions is in the Appendix.

ARTS AND HERITAGE

Many residents stated that they are drawn to Bastrop for its rich history, architecture, and community heritage. They supported integrating historic and artistic elements into new developments and educating newcomers about these cultural assets. Participants also emphasized the need to preserve a more inclusive heritage, including Hispanic and African American histories, and to document the experiences of the aging population. Participants expressed interest in developing an amphitheater or stage at Fisherman's Park, trail connections to downtown and other cultural sites, and the incorporation of storytelling and native landscaping throughout new development to maintain Bastrop's identity.





Aerial of Serenbe. Source: serenbe.com

A Bastrop stakeholder recommended Serenbe as an example of inspiration for Bastrop. Serenbe is a sustainable, mixed-use community located in Fulton County, Georgia, about 30 miles southwest of Atlanta. It is known for its commitment to environmental stewardship, walkability, and a strong sense of community.

NATURAL RESOURCES AND THE ENVIRONMENT

Participants emphasized the need for stronger environmental policies in Bastrop to balance development with conservation. Key themes included preserving and enhancing access to natural resources like the Colorado River and Bastrop State Park, encouraging developers to integrate more natural spaces, and addressing environmental challenges such as habitat loss, dark skies, and flooding. Stakeholders supported strengthening the tree ordinance, incentivizing the preservation of vegetated areas, and enforcing policies such as a dark skies ordinance and low-impact development standards.

LAND DEVELOPMENT

This group highlighted the importance of aligning the FLUM and Bastrop's Comprehensive Plan (2016) with other plans, such as the Thoroughfare Plan, to guide Bastrop's growth effectively. Participants emphasized the need for regular plan updates and raised concerns about environmental impacts, particularly pollution (i.e., storm water runoff, erosion, etc.) and flooding along the Colorado River. There was interest in revisiting development restrictions in the Houston Toad Habitat area to balance

growth. Stakeholders had mixed feedback on the B3 Code. Transportation challenges, particularly congestion along Highway 71, led to discussions about the need for connector roads and a potential loop road to enhance mobility as Bastrop expands.

YOUTH LEADERS

Stakeholders emphasized the need for Bastrop to evolve into a "complete community" where residents can access essential amenities, such as medical services, entertainment, and grocery stores, without traveling to larger cities. Connectivity was a major concern, with participants expressing frustration over time spent driving across town and advocating for more pedestrian-friendly pathways. Sustainable development was another key theme, with a focus on community-scale water conservation, preserving wildlife corridors, and integrating green spaces into neighborhoods. Stakeholders highlighted existing local communities, such as Riverside Grove and Hunters Crossing, as positive examples and pointed to the Serenbe neighborhood in Georgia as a model for diverse housing and open space integration.

PUBLIC OPEN HOUSES

Three (3) public open houses were held throughout the Plan Update process for the community to discuss the vision for future growth and development in Bastrop. The first two meetings were held as part of the Plan Update and the final was held to communicate the revision to the FLUM and goals for **Chapter 2: Community Growth** and **Chapter 5: Land Use and Community Image**.

Public open houses were held according to the following schedule:

- **January 23, 2025.** *Plan Update overview and identification of key issues of interest or concern.*
- **January 29, 2025.** *Plan Update overview and identification of key issues of interest or concern.*
- **April 24, 2025.** *Presentation of Plan Update recommendations.*

KEY THEMES FROM THE OPEN HOUSES

Preservation of Natural and Historic Character. Residents emphasized the importance of preserving trees, shade, and native landscaping to maintain the natural environment. There was also a strong desire to protect the city's historic character, with a focus on using high-quality building materials and implementing development guidelines, such as overlay districts, to preserve the look and feel of Bastrop.

Development and Growth. The community expressed support for low-density development in Old Town, advocating for zoning measures to maintain single-family areas and control building scale. There was also a desire for infill development with a preference for development along Main and Pecan Streets and careful consideration for areas south of Blakey Lane and Highway 71.

Walkability and Public Spaces. Improving walkability, bike lanes, and traffic calming measures were key priorities. Residents also called for the expansion of public spaces and recreational facilities, with a particular focus on making these amenities more accessible to all community members.

Water Conservation. Water conservation was a significant concern, with strong support for rainwater capture and incentives for sustainable landscaping. Flood mitigation strategies, such as better storm water management and proactive flood prevention, were highlighted, along with the need to protect water quality in the Lower Colorado River Watershed.

Natural Hazards and Community Resilience. The community expressed concerns about natural hazards, particularly heat and flooding. There was a call for more green space, public shade, and rainwater capture systems to help mitigate these issues, ensuring the city remains resilient in the face of environmental challenges.

YOU'RE INVITED TO A

PUBLIC OPEN HOUSE

for
Bastrop's Comprehensive Plan Update

All members of the community are invited to attend a public open house to provide feedback regarding the City of Bastrop Comprehensive Plan Update. You'll have the opportunity to visit with staff and discuss the future of growth and land use in Bastrop.

For more information about the Comprehensive Plan, visit the city website by scanning the QR code below.

www.cityofbastrop.org/page/plan.long_range

TWO OPPORTUNITIES TO PROVIDE YOUR INPUT:

Thursday, January 23, 2025
6-8 pm
Casa Chapala
1800 Walnut Street

OR

Wednesday, January 29, 2025
6-8 pm
Bastrop Public Library
1100 Church Street

Maintain & increase green space	Maintain the downtown look	Area and community enhancements to help with neighborhood appeal	Protect the Pines to the east of 95
Blend mix of housing sizes	Bird-safe/Deck-sky compliant lighting	Keep with the flavor of the community	Loosen Paul's ones that are geared towards ingenuity & trades
Double Decker garage parking behind build out	sidewalks/bike lanes	Keep the historic district, historic	
2) Parking by Street/Lane	2nd/3rd parking No garages		
3) Parking across the highway	Pine trees in parks in proper area	Keep less density as they have in "old town" + About minimum lot sizes 1/23	Have grouped areas Industrial Business Entertainment
1/23 the people community support			
HISTORIC LOOK AND FEEL	All kinds of people living next door to each other	Keeping downtown Authentic	
OLD COMMUNITY FEEL		Birds + wildlife x2	

Ideas and concerns shared by participants at open house meeting.



Natural Hazards Station discussion at the open house meeting.



Mapping activity at the open house meeting.

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CHAPTER 2. COMMUNITY GROWTH



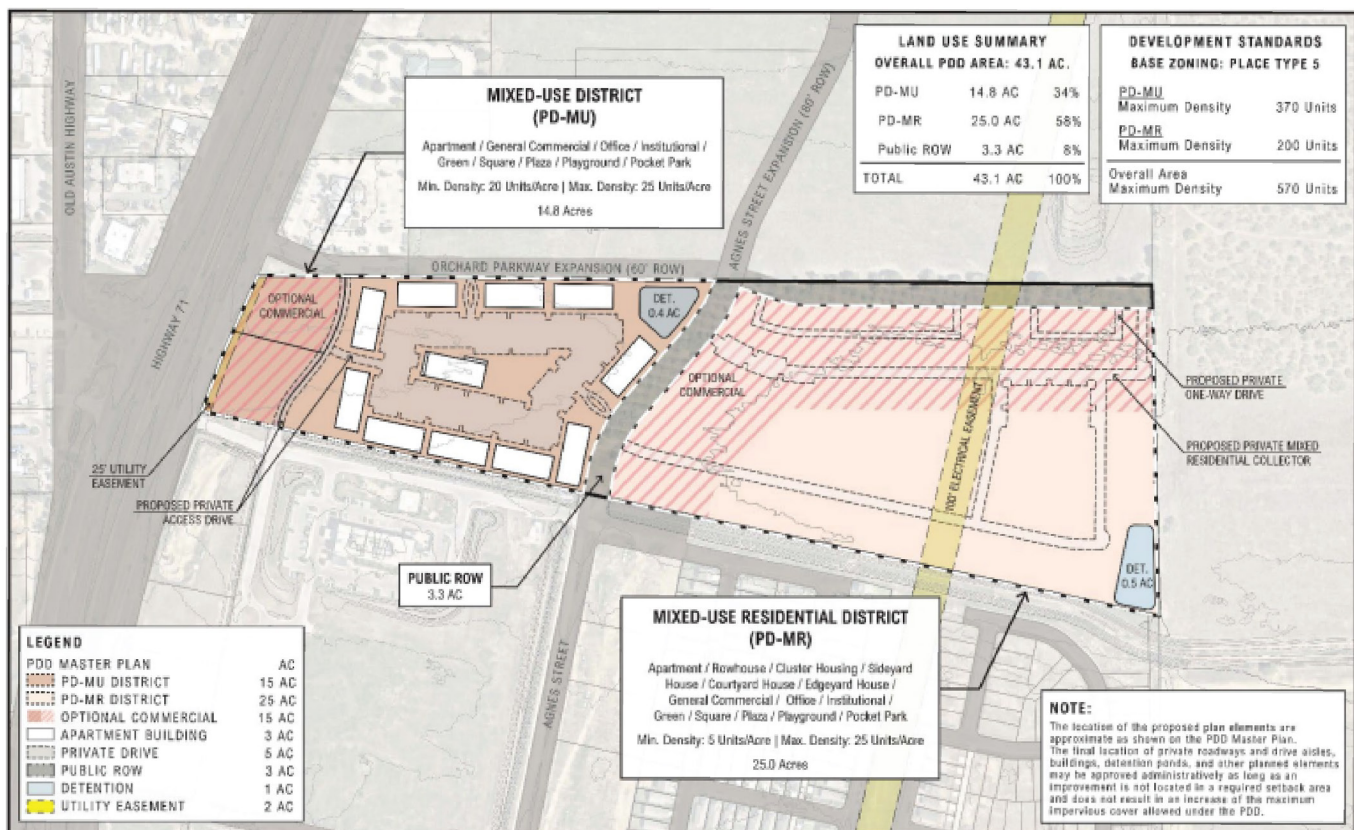
CHAPTER TWO COMMUNITY GROWTH

Bastrop continues to experience dynamic growth influenced by its proximity to Austin, relative affordability, proximity to the Colorado River, and small-town charm. These forces have accelerated housing and economic development since 2016 and reinforced the need to update growth goals and strategies.

The update of **Chapter 2: Community Growth** highlights how Bastrop has evolved since 2016 and presents a more targeted and sustainable approach to managing future development.

It includes revised population and housing projections, evaluates current growth trends, and identifies opportunities to refine the City's development code. The chapter also reflects input from public engagement, City staff, and local leaders to ensure the goals align with today's priorities and emerging needs.

A summary list of all Community Growth goals and objectives can be found at the end of this chapter (page 2-19).



A recently approved Planned District Development, Nixon PDD, which includes commercial and residential mixed-used opportunities.

HISTORICAL AND CURRENT GROWTH PATTERNS

HISTORICAL POPULATION TRENDS

Population growth in Bastrop and Bastrop County has been inconsistent over the last century. **Figure 2.1** shows that the City experienced a 60.7 percent population increase between 1940 and 1950 through the establishment of Camp Swift. The closure of the camp however, combined with the closure of area coal mines and reductions in lumbering operations caused Bastrop's population to decrease by 5.5 percent in the decade to follow. Bastrop has experienced sustained growth since 1990 as development along the Highway 71 corridor to Austin began to increase. All signs indicate that this growth trend will continue into the next decade.

FIGURE 2.1. HISTORIC POPULATION

YEAR	CITY OF BASTROP	BASTROP COUNTY	AUSTIN-ROUND ROCK MSA	TEXAS
1940	1,976	21,610	-	6,414,824
1950	3,176	19,622	-	7,711,194
1960	3,001	16,925	-	9,579,677
1970	3,172	17,297	398,938	11,196,730
1980	3,789	24,726	585,051	14,229,191
1990	4,044	38,263	846,227	16,986,510
2000	6,308	57,725	1,249,763	20,851,820
2010	7,218	74,171	1,716,289	25,145,561
2020	9,688	97,216	2,283,371	29,145,505

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey & Texas A&M Real Estate Center

GROWTH PATTERNS

Bastrop, once a quiet and small city within the five county Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA), has continued to become "closer" to Austin, as the Austin housing market and the establishment of the Highway 71 toll road have continued to push development to the east.

Economic trends in Austin have contributed to this push east, including the arrival of the Tesla Giga Texas manufacturing plant, located in southeast Austin near the intersection of Toll Road 130 and Highway 71, approximately 24 miles from the heart of Bastrop. Between 2010 and 2020, Bastrop experienced a nearly 37 percent increase in total housing units and a greater than 110 percent increase in median housing value since 2016.

Bastrop is the nearest residential center to several major technology and manufacturing companies, including Starlink, The Boring Company, and X (formerly known as Twitter), and is expected to experience significant population growth. These sites are located northwest of the Bastrop ETJ along Farm-to-Market Road (FM) 1209.

Bastrop's extraterritorial jurisdiction (ETJ) refers to the area outside the city's limits but still under the City's planning jurisdiction. As such, it serves as a key tool for managing growth. It allows the City to extend some municipal powers beyond its boundaries to help with planning, land use, and infrastructure.

"A BALANCE OF HOUSING FOR A VARIETY OF FAMILIES, SINGLES AND MORE SENIOR HOUSING."

Community Touch Point Survey Week 2 Respondents [City Residents], when asked about desires for future residential growth in the community

POPULATION GROWTH & FORECASTING

POPULATION GROWTH OVERVIEW

For this Plan Update, nine different population models were used to estimate Bastrop's growth over the next 20 years. These models used a variety of data, some of which were also used in Bastrop's Comprehensive Plan (2016). However, differences in the data can be observed due to the use of new or updated information. Notably, Bastrop's Comprehensive Plan (2016) population projection was based on a 2011 study; no similar study has been conducted recently. In lieu of this, the Plan Update incorporates the most recent projections available, including those from the City's 2022 Water Master Plan and 2020 Water Conservation Plan.

Between 2016 and 2024, Bastrop's population grew by 70.2 percent, reaching 14,799 — an average annual growth rate of 6.88 percent.

While public data (such as Census data and state water plans) is less frequently updated, private data sources used by the City's economic development teams suggest more rapid growth. This Plan Update prioritizes public data for consistency but acknowledges the value of private estimates where available.

Figure 2.2, Bastrop Population Growth Models illustrates population growth projections ranging from 137% to 208% by 2040, based on a 2010 baseline population of 7,218.

Figure 2.3, Bastrop Population Growth Projection, (page 2-4) illustrates the final population growth projection upon which subsequent city growth and development assumptions are based. Bastrop's population is expected to grow from 8,694 to 16,861 persons from 2016 to 2035.

Additional data inputs which may influence the accuracy of long-term population projections include:

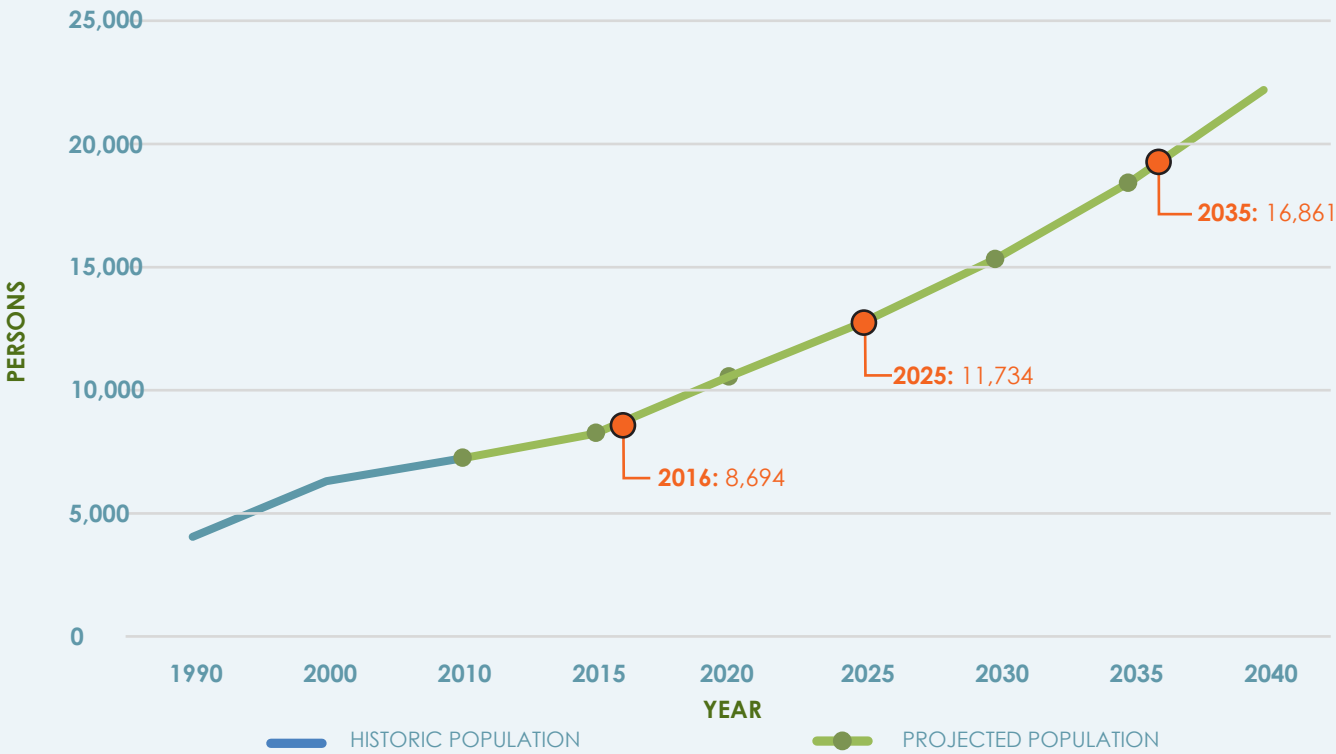
- *Annexation Policy*
- *Residential Building Permits*
- *Preliminary and Final Subdivision Plats*
- *School Enrollments*
- *Sewer System Expansion*
- *Zoning of Vacant Land*
- *Municipal Utility Districts*

FIGURE 2.2. BASTROP POPULATION GROWTH MODELS

YEAR	HISTORIC POPULATION	0.5 COUNTY STEP DOWN	1.0 COUNTY STEP DOWN	TEXAS WATER DEVELOPMENT BOARD	LINEAR REGRESSION	EXPONENTIAL GROWTH	SCHOOL DISTRICT INDICATOR	WATER MASTER PLAN	WATER CONSERVATION PLAN
1970	3,172								
1980	3,789								
1990	4,044								
2000	6,308								
2010	7,218	7,218	7,218	7,218	7,218	7,218	7,218	7,218	7,218
2015		7,669	7,669	8,938	7,669	7,669	7,669	7,669	7,669
2020		9,688	9,688	11,069	9,668	9,668	9,668	9,810	9,653
2025		9,772	10,281	12,889	10,853	11,224	11,834	11,734	11,373
2030		10,156	11,246	15,008	12,158	13,003	14,457	14,964	13,093
2035		10,536	12,287	17,381	12,976	15,065	17,660	16,861	14,813
2040		10,906	13,405	20,129	13,848	17,453	21,572	19,611	16,533
2045		11,243	14,589	23,342	14,815	20,220	26,352	23,132	18,253

Source: U.S. Census Bureau, Texas Water Development Board, Bastrop Independent School District, & City of Bastrop

FIGURE 2.3. BASTROP POPULATION GROWTH PROJECTION



Source: City of Bastrop Water Demand Projections (2022)

ANNEXATION & GROWTH MANAGEMENT

WHAT IS ANNEXATION?

Annexation is the process by which a city extends its municipal services, regulations, and taxing authority to new areas. It helps manage growth without burdening existing neighborhoods. The benefits to annexation include:

- Providing municipal services, such as utilities and police protection, to developed and developing areas.
- Exercising regulatory authority necessary to protect public health, safety, and welfare.
- Ensuring fair tax and maintenance contributions for facilities and utilities.
- Regulating land subdivision and development within the extraterritorial jurisdiction (ETJ).

The ETJ is a contiguous one-mile area extending beyond the city limits. This one-mile area is the City's statutory ETJ which is based on the city's population. Bastrop, however, is unique in that it also holds limited jurisdiction over a voluntary ETJ, a non-contiguous area where residents agreed to be annexed into the city's ETJ jurisdiction.

Bastrop, like other cities of similar size, exercises limited jurisdiction in its ETJ (both statutory and voluntary), but recent legislative changes have reduced annexation powers across Texas.

Senate Bill 2038 (effective Sept. 1, 2023) allows property in a city's ETJ to be released if more than 50% of voters and the majority landowners sign a petition. Released areas are no longer subject to municipal regulations, which could lead to unregulated development and future challenges for cities seeking to manage growth and provide services. This limits Bastrop's ability to rely on annexation as a primary growth strategy. As a result, this Plan assumes future growth will occur largely within the city's boundaries.

Figure 2.4 outlines the differences between statutory and voluntary ETJ boundaries. The Texas Legislature has placed tighter restrictions on annexation, further limiting its use as a growth strategy. During the planning process, there was low community interest in pursuing annexation, so the Plan Update assumes that most future growth will happen within the City's current boundaries.

FIGURE 2.4. STATUTORY VS. VOLUNTARY ETJ

	STATUTORY ETJ	VOLUNTARY ETJ
Application	Automatically applied based on the city's population.	Initiated by property owners who request inclusion.
Purpose	To regulate land use, subdivision, and infrastructure in areas outside city limits.	To extend city regulation and services to adjacent areas.
Coverage	Land within a specified distance from city limits (e.g., 5 miles for cities with populations between 5,000-100,000).	Land that property owners voluntarily agree to include in the city's jurisdiction.
Regulatory	Provides the city with authority over zoning, land use, and subdivisions outside city limits.	Extends the city's regulatory powers to areas that are not automatically included in the statutory ETJ.
Benefits	Typically includes some oversight on development and infrastructure but no direct services.	Allows property owners to receive city services and infrastructure planning.
Planning Objective	To manage growth and ensure that developments are compatible with the city's long-term growth and needs.	To ensure better coordination of development and services in areas that might eventually be annexed.



GROWTH MANAGEMENT

As cities expand, effectively managing this growth is essential to desirable development and efficient use of resources. Several strategies can guide this process, including delineating service areas and growth areas, and employing innovative tools such as development agreements to align the objectives of both the City and developers.

A key distinction in growth management is between service areas and growth areas. Service areas refer to the regions where existing infrastructure and public services are readily available, while growth areas represent locations designated for future expansion and development. Properly defining and managing these areas helps prevent overextension of resources and ensures that new developments are well-served by necessary utilities and infrastructure.

Cities in Texas manage growth through tools like service and growth area designations, development agreements, and financing districts such as MUDs (Municipal Utility Districts), PIDs (Public Improvement Districts), and TIRZs (Tax Increment Reinvestment Zones).

These help fund infrastructure and guide development. Impact fees ensure new growth contributes to utilities and services, while Chapter 380 agreements offer incentives for projects aligned with community goals. In Bastrop, the existing B3 Code does not always enable the variety of housing and development types the community desires. By using these tools, the City can experiment with alternatives and pilot new approaches that support its long-term vision.

By combining these growth management strategies, cities like Bastrop can respond to population growth in a way that is both strategic and sustainable.

“WE NEED TO BE MORE THOUGHTFUL IN OUR GROWTH PLAN AND ITS EFFECTS WITH REGARDS TO TRAFFIC PATTERNS AND PUBLIC SERVICES THAT WILL BE REQUIRED. ”

*Community Touch Point Survey Week 2
Respondents [City Residents]*

(Comments have been lightly edited for grammar and clarity.)

GROWTH SCENARIOS

The growth in Bastrop presents both a tremendous opportunity and a significant challenge. The City must ensure that its mobility network and municipal services can support future development. This Plan Update builds on the foundational ideas established in 2016, re-evaluating how the city has evolved since then, identifying areas with growth potential, and outlining strategies to manage that growth effectively. The purpose of this Plan Update is to reaffirm the city's goals, assess progress made, and align future efforts with community feedback.

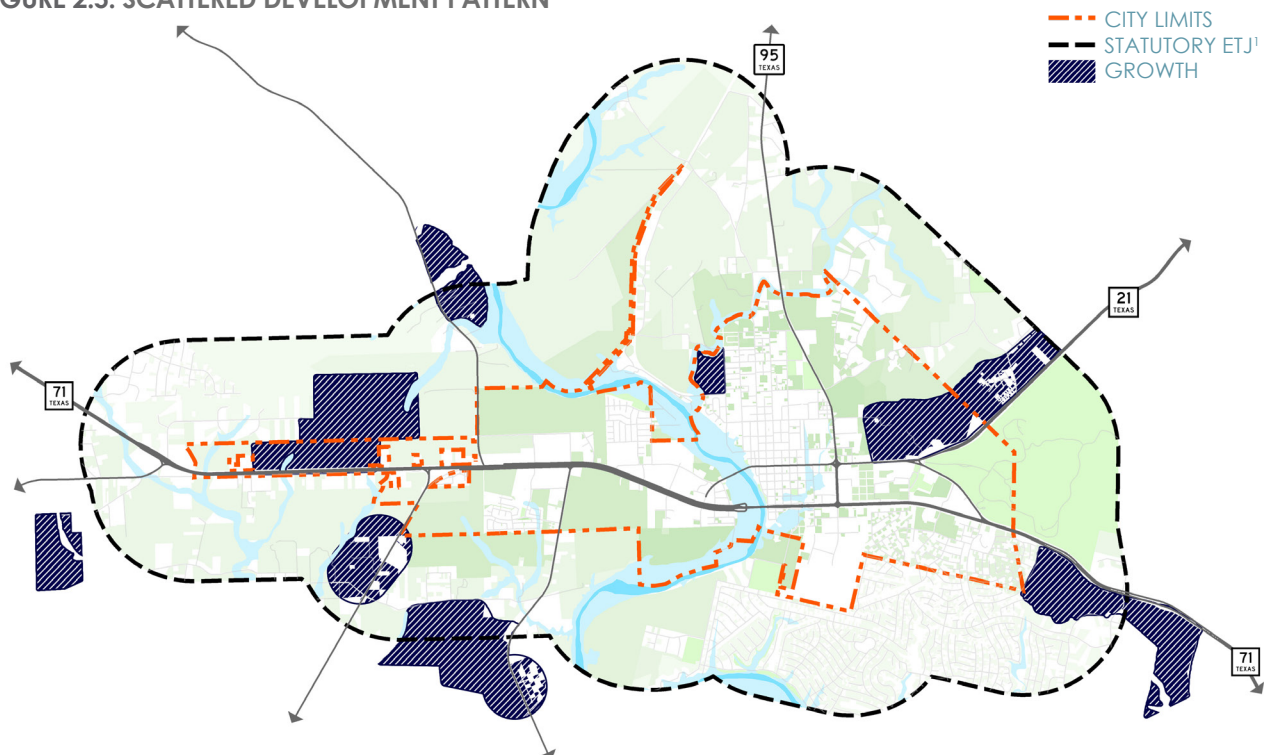
DEVELOPMENT PATTERNS

Several conditions and factors will influence how and where physical growth and development occurs within Bastrop, and surrounding areas. Over time, obvious

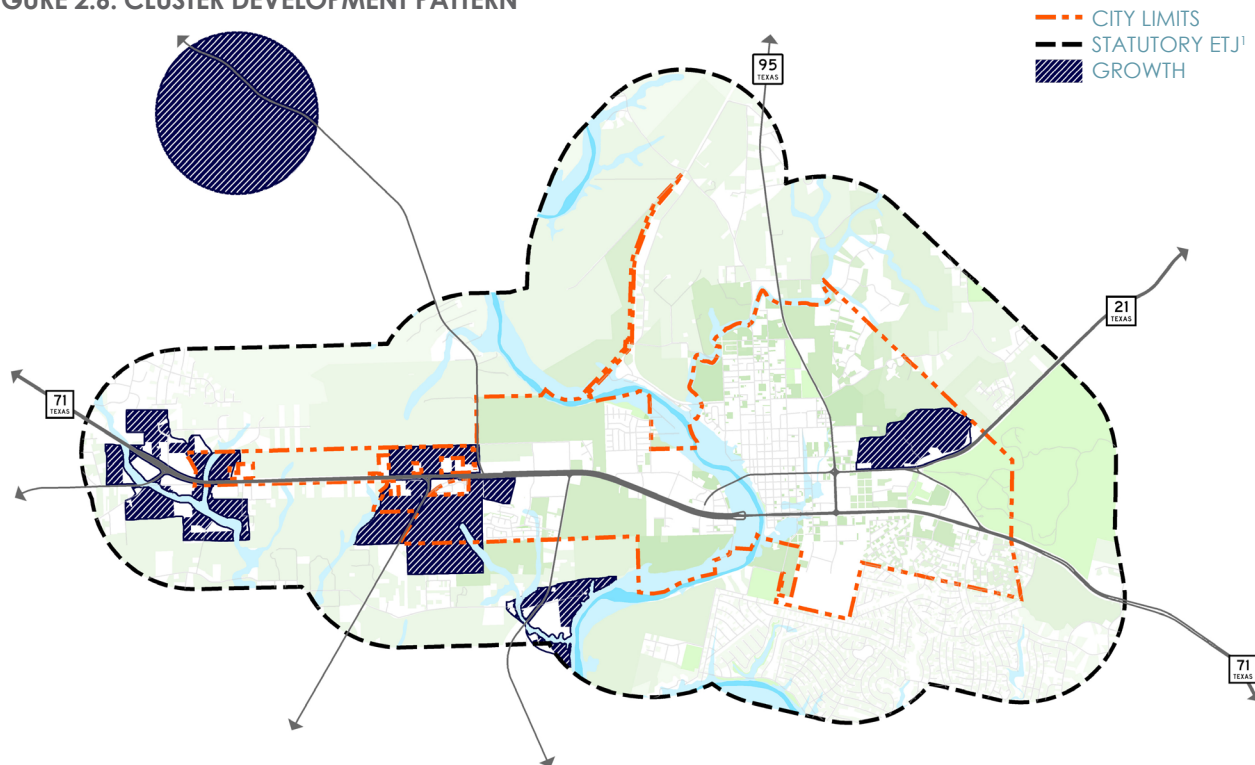
patterns of development emerge, along transportation corridors, at crossroads, adjacent to water bodies, etc. Sometimes growth is logical and contiguous, following an already established development pattern. Other times, growth is haphazard and scattered, the result of economic influences, like the availability of inexpensive land or access to a utility line.

Five scenarios were presented in Bastrop's Comprehensive Plan (2016), presented on pages 2-7 through 2-9, which illustrate patterns of growth that can occur in Bastrop. The city and the community reviewed these to see to which degree any one of these hypothetical growth patterns has or is occurring as a result of private market forces, as well as public policies, investments, and regulation.

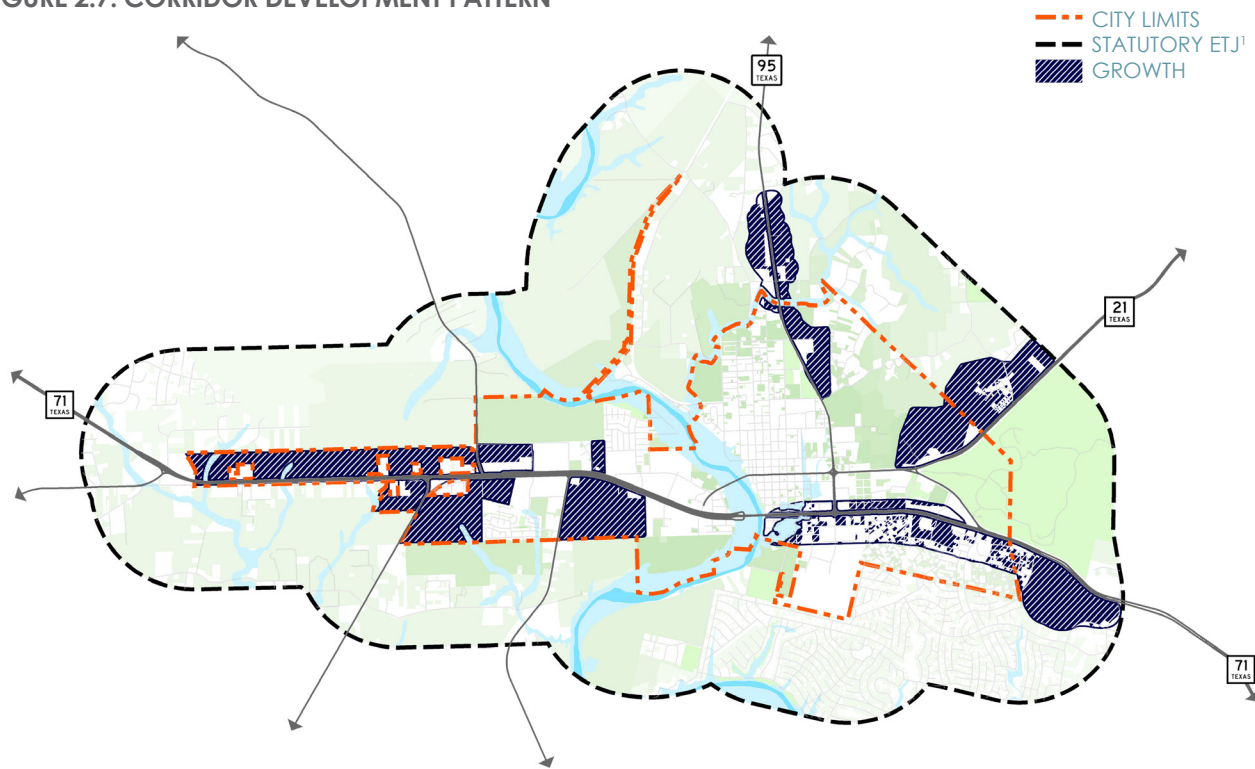
FIGURE 2.5. SCATTERED DEVELOPMENT PATTERN



Development is not constrained by land use or development regulations. "Leapfrog" development occurs over empty land to build in remote locations – often through privately financed infrastructure.

FIGURE 2.6. CLUSTER DEVELOPMENT PATTERN


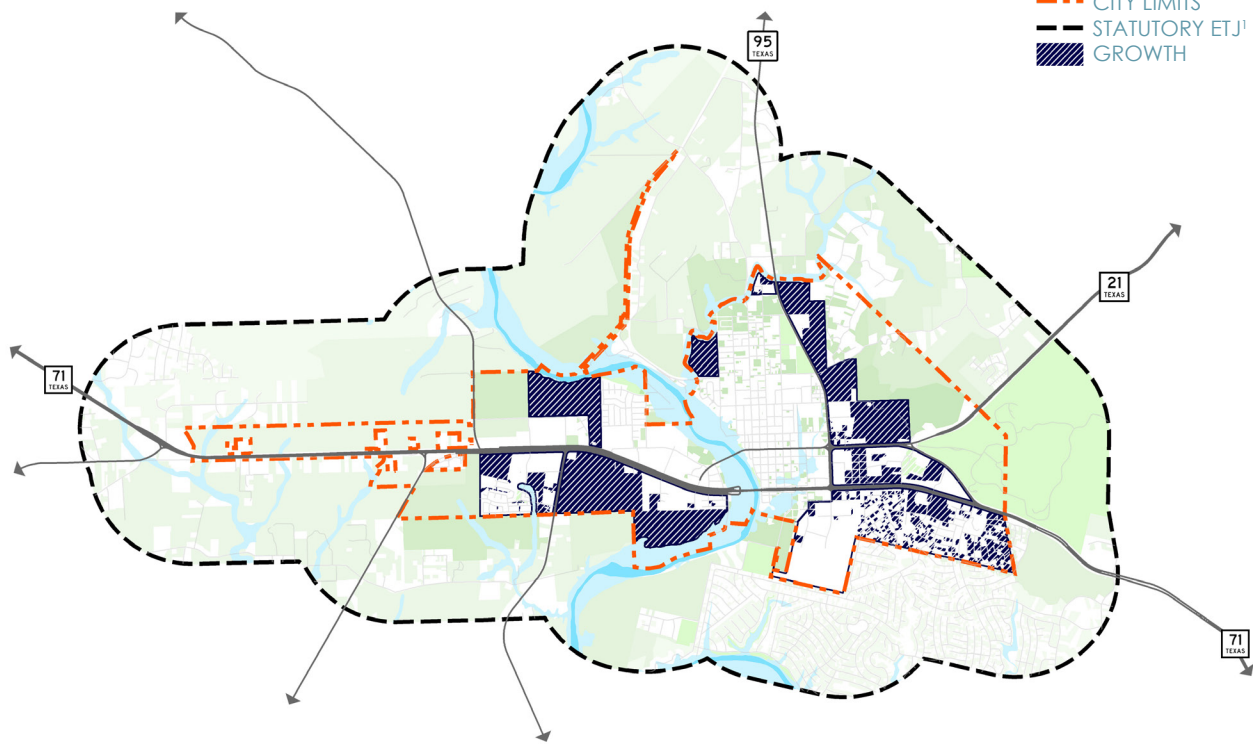
Nodal development at strategic locations, where on-site construction occurs in concentrated areas. Compact on-site building and site design preserves natural features; development nodes may still be occur in a scattered manner.

FIGURE 2.7. CORRIDOR DEVELOPMENT PATTERN


Development occurs along major transportation corridors in a linear manner. Access to transportation and utility infrastructure saves development costs; development quality and intensity can overburden thoroughfares.

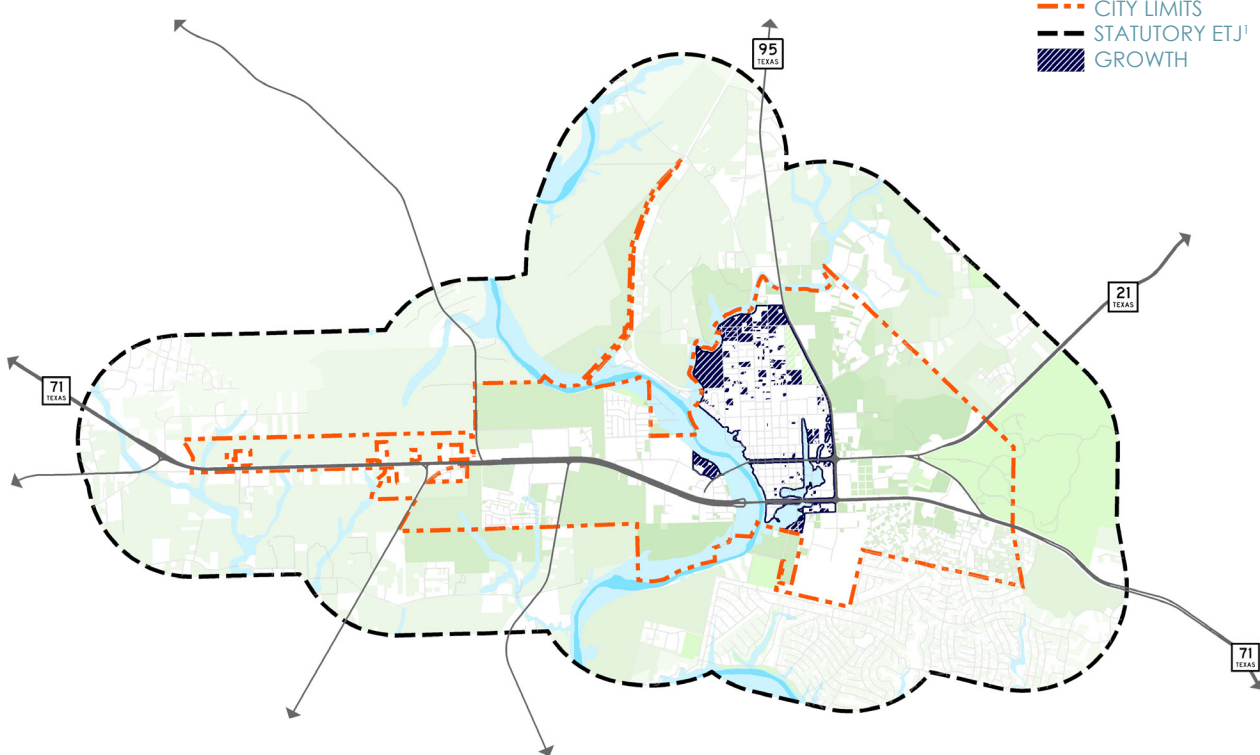
¹LIMITS OF STATUTORY ETJ LOCATED 1 MILE FROM CITY LIMITS

FIGURE 2.8. CONTIGUOUS DEVELOPMENT PATTERN



Growth occurs in very close proximity to existing development. When carefully planned, can reduce the footprint of development while strategically increasing development intensity.

FIGURE 2.9. INFILL AND REDEVELOPMENT PATTERN



Development within existing districts and neighborhoods in close proximity to existing utilities and public services. Promotes a compact community form and utility network, and may promote neighborhood conservation and blight removal.

¹LIMITS OF STATUTORY ETJ LOCATED 1 MILE FROM CITY LIMITS



DEVELOPMENT PATTERNS DESCRIPTIONS

Scattered Development happens on land that is not constrained by land use or development regulations. Development in this manner typically takes place on vacant land, but it may lack access to essential utility infrastructure and public services.

Cluster Development refers to the concentration of construction at strategic locations, where buildings are grouped together, although these areas may still be spread out. This type of development focuses on efficient, compact on-site building and design to preserve the natural features of the land.

Corridor Development takes place along major transportation corridors in a linear fashion. The proximity to transportation

and utility infrastructure can reduce development costs, but the intensity and quality of the development can potentially strain the thoroughfares.

Contiguous Development occurs near existing developments. This type of development can reduce the overall development footprint while increasing the intensity of the development, making it more efficient in utilizing available space.

Infill and Redevelopment involves construction within existing districts and neighborhoods. This approach takes advantage of existing utility infrastructure and public services, promoting a compact community form and reducing the need for expansion.

Of the five scenarios presented, this Plan Update supports policies aligned with the Corridor and Cluster strategy but with an emphasis on development toward the west. Bastrop's growth policies are detailed on page 2-19.

Understanding how growth may occur is only one part of the planning process. Bastrop is likely to face development proposals

reflecting all five growth scenarios, and some combination of these will likely shape the community's future. Community members have also expressed strong concerns about how growth intersects with natural hazards. The following section explores risks such as flooding, wildfires, and other hazards to support safer and more informed development decisions.

“...WOULD LIKE TO SEE MORE OF THE OPEN AREAS DEVELOPED LIKE AT THE NW CORNER OF 969/71.”

“I BELIEVE THAT THERE [ARE] NOT ENOUGH GREEN SPACES AND WITHOUT THEM BASTROP WILL LOSE A LOT OF ITS CHARM.”

Community Touchpoint Survey - Week 2 Respondents
[City Residents]

HAZARD ANALYSIS

FLOOD PRONE AREAS

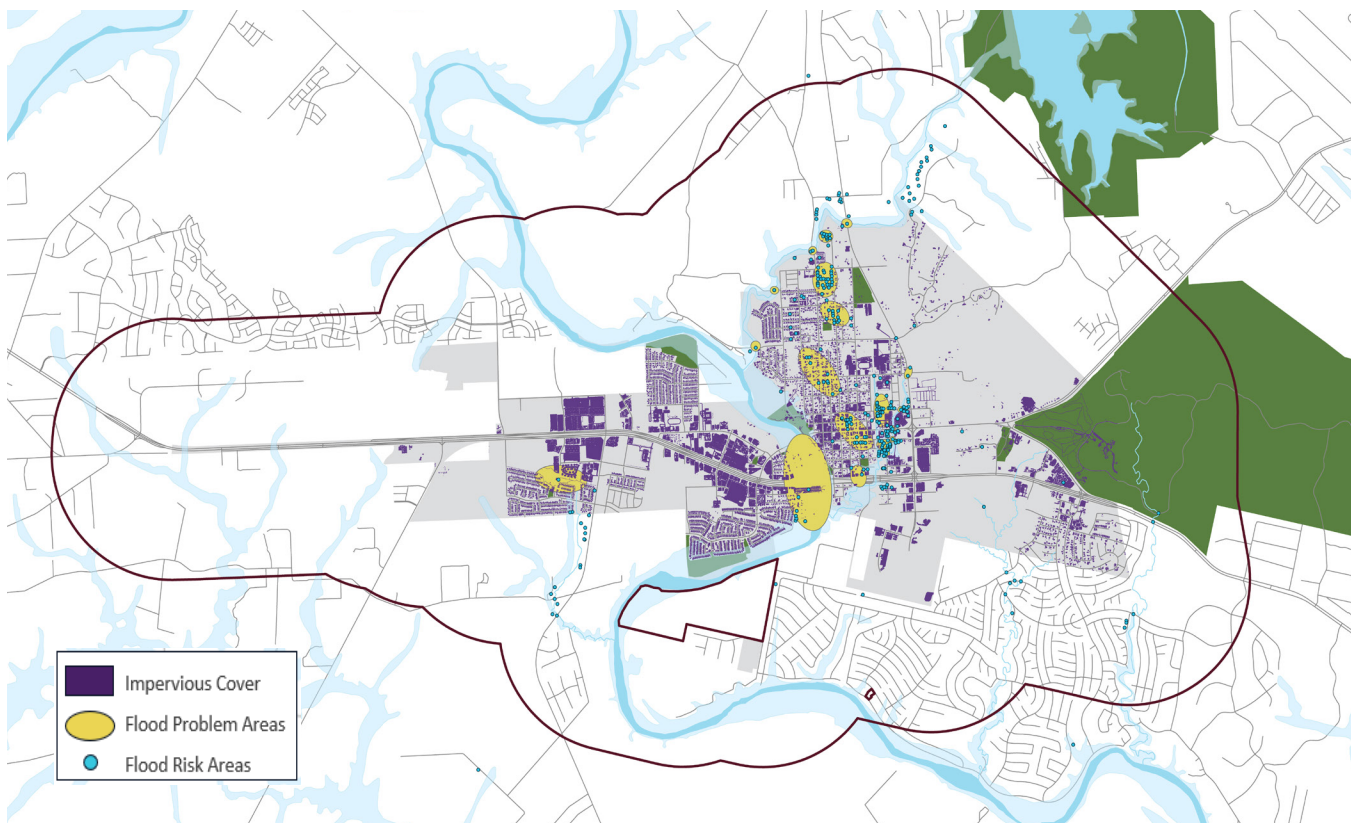
Being prominently located along the Colorado River, Bastrop's connection to water is a key component to the city's character and history. The water bodies that flow in and around the city can be sources of recreation and economic drivers but also pose a threat to the community through flooding. Compounded with historic drainage infrastructure and increasing impervious coverage, this creates localized and widespread flooding hotspots throughout the city.

Figure 2.10 shows the flooding hotspots identified throughout the community using current and future flood modeling projections created for the Texas Water Development Board's Region 10 - Lower Colorado-Lavaca

Regional Flood Plan, which includes Bastrop County. The areas shown in yellow depict the areas of flooding hotspots. The large area in central Bastrop shows the compounding flooding in the floodplain of the Colorado River and the historic downtown of Bastrop. Additional flooding hotspots are identified throughout the city where there are areas of large impervious cover and inadequate drainage capacity.

As Bastrop continues to grow, understanding this flood risk is critical to acknowledge current risk and mitigate future increases from risk from both increased storm severity and severe weather and increased development and impervious cover. Both factors can increase the overall flood risk to infrastructure and the citizens of Bastrop.

FIGURE 2.10. FLOOD PRONE AREAS MAP



WILDFIRE RISK

The wildfire threat in a given area is determined as the likelihood of a wildfire occurring or burning into an area. The threat is determined by combining a number of landscape characteristics including surface and canopy vegetation as fuel, resultant fire behavior, historical fire occurrence, historical weather observations, and terrain conditions.

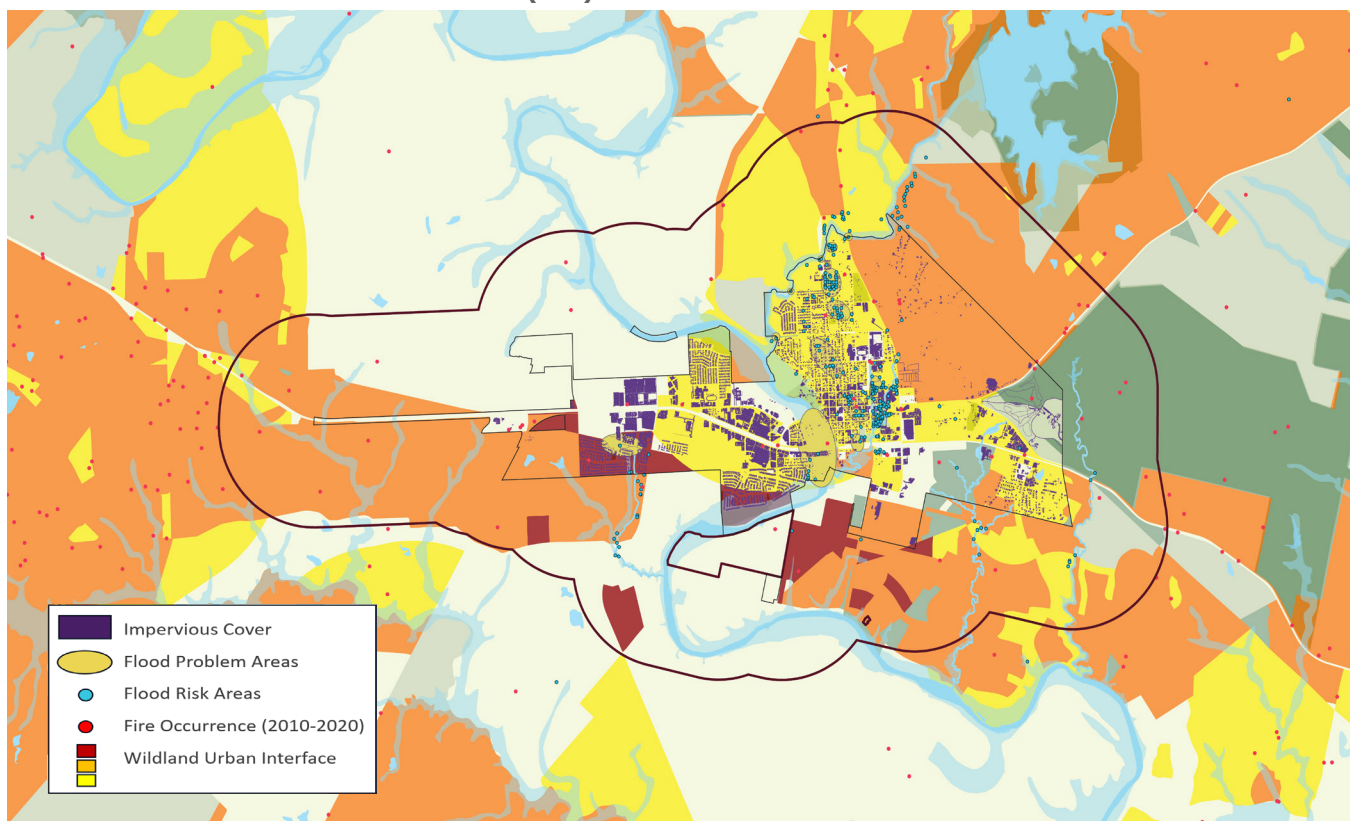
Among fire disasters in the U.S. in recent years, fires in Wildland-Urban Interface (WUI) areas have caused the most devastation. The WUI is the zone where human development meets undeveloped wild land or vegetative fuels and these fires can result in substantial property damage and loss of life. This area is at risk of wildfires due to the proximity of structures to natural landscapes, which

complicates wildfire management and response.

Understanding the WUI is important for communities to develop strategies to reduce wildfire risks and improve safety. **Figure 2.11** below shows the WUI data for the City of Bastrop and surrounding area. The areas in red pose the highest risk to wildfire impact on the WUI scale due to the level of undeveloped vegetation in proximity to infrastructure and urbanized areas.

Effectively managing vegetation fuel loads (anything that can burn in a wildfire and can include grasses, shrubs, trees, and dead leaves), and reducing loads when and where appropriate, helps to reduce the risk of fires and maintain functioning ecosystems.

FIGURE 2.11. WILDLAND URBAN INTERFACE (WUI) MAP



BASTROP GROWTH POTENTIAL

The Growth Potential Map (**FIGURE 2.12**) is a planning tool used to help identify where opportunities for future growth may occur in Bastrop. It considers a variety of factors, including available land areas of 10 acres or more, proximity to roadway access, utility infrastructure, and patterns of existing development, in order to highlight areas with higher potential for development or redevelopment. This map is not regulatory in nature, rather it serves as a visual representation of where growth is more likely or feasible based on current conditions. It supports long-range planning efforts by illustrating how Bastrop can accommodate future development while aligning with community goals. Reviewing the impact of hazards such as flooding and wildfire can have are key to planning for future growth and development in Bastrop. The planned and projected growth bring both opportunities and constraints that need careful consideration.

Balancing these opportunities and constraints is crucial for the City to achieve sustainable growth and development. By addressing these factors with innovative solutions and proactive planning, the City can enhance its resilience against natural hazards and ensure a thriving future for its residents.

OPPORTUNITIES

CONNECTIVITY

Connected streets make the transportation network more resilient, allowing for additional alternate routes during closures and improving routes for emergency vehicles, motorists and pedestrians during large events.

INFRASTRUCTURE IMPROVEMENTS

Improving roads vulnerable to extreme weather provides the City with an opportunity to create a more resilient transportation network.

ENHANCED DRAINAGE SYSTEMS

Upgrading drainage and culverts can prevent roadway erosion and maintain essential access routes for emergency services, ensuring the City is better prepared for adverse weather conditions.

WATER STORAGE AND FIRE SUPPRESSION

Investing in water storage and fire suppression infrastructure can help mitigate wildfire risks and ensure community safety.

REGULATORY UPDATES

Adopting and updating floodplain ordinances and enforcement of fire codes can reduce risk and promote sustainable growth.

CONSTRAINTS

GEOGRAPHIC LIMITATIONS

The City's proximity to natural water bodies and flood-prone areas increases infrastructure and development risks. Future growth that increases impervious surface coverage will continue to increase risk in flood-prone areas.

RESOURCE ALLOCATION

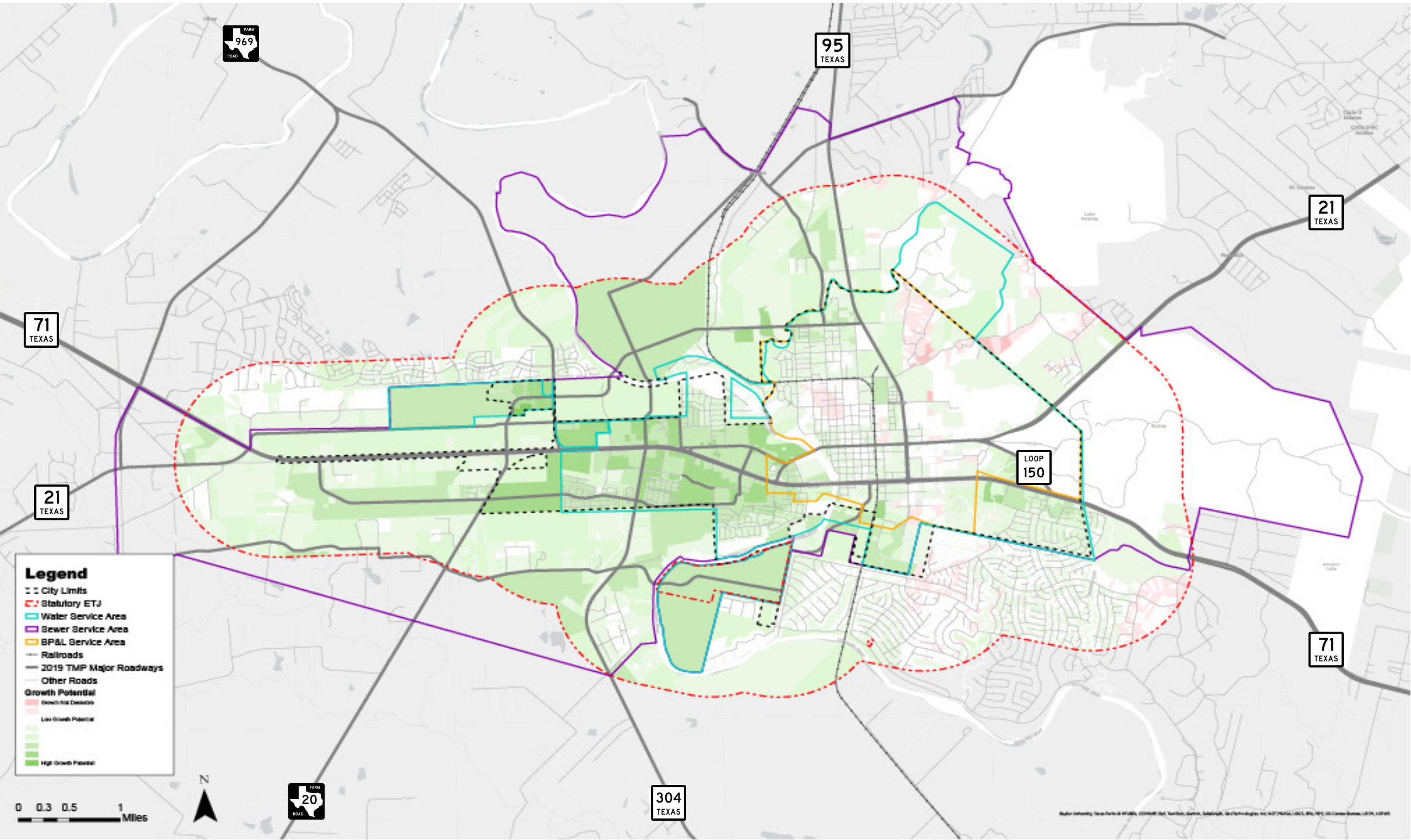
Ensuring adequate water resources for both residential needs and fire suppression may strain the City's budget. Prolonged drought coupled with growth and development puts a strain on the already limited resources for water supply and creates a greater need to improve existing systems and develop alternative water supply techniques.

COMMUNITY PREPAREDNESS

Raising awareness and educating the community about the risks from hazards is essential but can be hindered by varying levels of public engagement and participation, especially in a growing community with many new residents who may not be as familiar with local environmental risks and emergency response procedures.

BASTROP GROWTH POTENTIAL MAP

FIGURE 2.12. BASTROP GROWTH POTENTIAL MAP



MAP INSIGHTS



LOW GROWTH POTENTIAL AREAS (RED/
PINK AREAS):

Environmental Constraints. Located on the outskirts of Bastrop, these areas face environmental constraints such as floodplains, protected parks, and Houston Toad habitats

Fire and Flood Risk. High fire or flood risk areas further limit the viability of growth in these regions, especially for residential or commercial projects.

Downtown Bastrop. Downtown Bastrop is considered low-growth due to its already built-out status, which leaves limited opportunities for expansion. This area is more suited for slow and thoughtful infill development or preservation of its historical character.

***"I BELIEVE GROWTH SHOULD BE
DISCOURAGED TO THE EAST DUE TO
STATE PARKS AND HOUSTON TOAD."***

*Community Touch Points Survey - Week 3
Respondents [City Residents]*



HIGH GROWTH POTENTIAL AREAS (GREENER
AREAS):

Proximity to Infrastructure. These areas are near major roadways and utility corridors, with easy access to water, wastewater, and electric services, particularly in the central-west and south-central portions of Bastrop. They are well-suited for new development due to the existing infrastructure in place.

Land Availability. These areas often overlap with vacant or agricultural parcels, suggesting that there is readily available land for future development. This makes them ideal candidates for residential, commercial, and mixed-use developments.

Strategic Location. Being located within the Extraterritorial Jurisdiction (ETJ) and utility Certificate of Convenience and Necessity (CCN) areas, these areas are eligible for municipal services, making them easier to annex or manage in the future.

Growth Corridor Identification. Areas near Highway 71 and SH-95, which are major transportation routes, should be prioritized for higher-density residential and commercial developments, as these corridors are key to accommodating future growth and regional connectivity.

Colorado River in Bastrop, TX.



GROWTH STRATEGY INSIGHTS

Infill vs. Sprawl. Strategically focusing growth within high-potential areas supports more cost-effective infrastructure and service provision over time. Prioritizing infill and development on vacant parcels, particularly within well-served, low-risk zones, offers a smarter alternative to extending development into environmentally constrained areas in the east and southeast. This approach reduces future hazard exposure, infrastructure costs, and environmental impacts while reinforcing a more resilient growth pattern.

Infrastructure Investment Priorities. To support efficient growth, the City should prioritize infrastructure investments in high-growth potential areas that are already served or easily serviceable by existing infrastructure networks. Concentrating development in these areas reduces the long-term cost of extending infrastructure to geographically distant or environmentally constrained zones. However, targeted investments may still be needed in constrained areas for resilience, hazard mitigation, or to address equity concerns. The City should also consider formalizing cost-sharing partnerships or agreements with the development community such as impact fees or infrastructure participation agreements to ensure that new growth adequately contributes to infrastructure expansion and operations.

Future Land Use Map Guidance. The Growth Potential Map provides important context for shaping the FLUM. It helps identify areas where future development may be more suitable, such as regions with existing infrastructure and lower environmental risk, and where development should be limited due to hazards or lack of services. This guidance informs decisions about where to

encourage higher-density residential, mixed-use, or commercial development, and where to reserve land for parks, open space, or conservation. Combined with community input, infrastructure planning, and policy priorities, the map supports a future land use vision that is both resilient and responsive to Bastrop's growth.

Tailored Development Strategies. The development patterns and conditions highlighted in the analysis map indicate the need for targeted planning tools to guide growth in high-opportunity areas. Tools such as Public Improvement Districts (PIDs), Municipal Utility Districts (MUDs), and development agreements can help finance infrastructure and support the transition of land from agricultural to urban or suburban uses. Where current zoning does not align with desired housing or commercial development, rezonings or special overlays may be needed in coordination with these tools. Deploying such strategies in a coordinated manner (with attention to infrastructure capacity, environmental constraints, and community goals) can ensure responsible, efficient, and well-supported growth.

Connectivity and Accessibility Considerations. Identifying growth corridors near major transportation routes provides an important foundation for promoting well-connected and accessible development. However, true connectivity requires more than proximity to highways; it depends on thoughtful street network design, safe pedestrian and bicycle access, and the potential for future transit service. By integrating land use planning with multi-modal transportation strategies, Bastrop can ensure that new residential and commercial developments are not only well-located, but also accessible, safe, and convenient for all users.

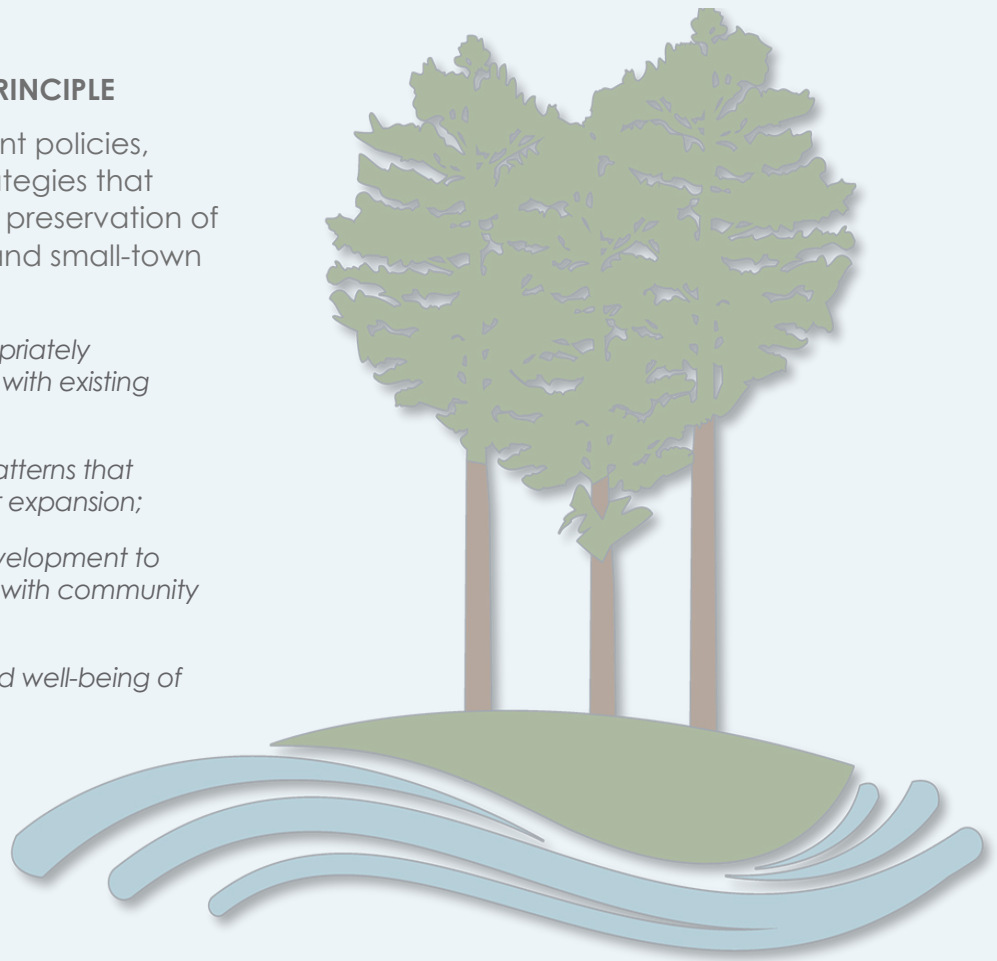
BASTROP GROWTH VISION AND FRAMEWORK

The insights gathered regarding infrastructure, development tools, and connectivity provide a clear foundation for how Bastrop can effectively manage growth in the coming years. As we look ahead, it's important to shift from addressing immediate development needs to shaping a cohesive, long-term vision that aligns with the city's values and goals. The following planning framework will be the guide to turn this vision into reality—ensuring that Bastrop's growth is not only manageable but also aligned with its aspirations for a vibrant, sustainable, and well-connected community.

BASTROP'S GUIDING GROWTH PRINCIPLE

The City of Bastrop will implement policies, programs, investments, and strategies that prioritize fiscal responsibility and preservation of Bastrop's natural environment and small-town character by:

- *Encouraging low-impact, appropriately scaled development that aligns with existing infrastructure;*
- *Promoting contiguous growth patterns that minimize infrastructure impact or expansion;*
- *Managing targeted corridor development to balance economic opportunity with community character; and*
- *Protecting the health, safety, and well-being of the community.*



To achieve this vision, the City of Bastrop will implement a set of focused policies, programs, and strategies. These policies are designed to ensure that development occurs in a fiscally responsible and environmentally conscious manner, while preserving the small-town character that defines Bastrop. The policies listed on the following page will guide Bastrop's growth, ensuring that it aligns with the community's values and long-term goals.

BASTROP GROWTH POLICIES

GROWTH, LAND USE & DEVELOPMENT PATTERNS

- *Encourage Gradient Land Use Strategies:* Utilize landscape buffer zones or leverage park land dedication to create transitions between different land uses, reducing conflict and enhancing compatibility while preserving rural edges and protect Bastrop's small-town character.
- *Maintain Lower Density in Established Neighborhoods:* Preserve the character of historically single-family areas by maintaining lower-density development patterns that reflect Bastrop's small-town identity.
- *Encourage Cluster Development for Housing Diversity and Businesses:* Encourage clustered development in identified areas with adequate utilities to provide a mix of housing types and support commercial growth while preserving open space and natural features.
- *Promote Responsible Growth Through Strategic Development Tools:* Encourage development that aligns with Bastrop's character and existing infrastructure capacity by leveraging neighborhood conservation districts, planned development districts, zoning overlays, economic development tools, and performance-based strategies. Utilize voluntary guidelines, incentive-based approaches, and strategic partnerships to promote private investment while minimizing public costs.
- *Encourage Voluntary Land Conservation to Preserve Rural Edges:* Support voluntary conservation agreements and similar tools to protect rural edges, maintain open space, and establish appropriate buffers between land uses while respecting property rights.

ENVIRONMENTAL PRESERVATION & COMMUNITY CHARACTER

- *Preserve Natural Features:* Identify and protect environmentally sensitive areas, such as floodplains, riparian corridors, and native Piney Woods ecosystems.
- *Encourage Agricultural Preservation:* Promote land use practices that retain agricultural operations and rural landscapes on the City's fringe.

- *Incorporate Context-Sensitive Design:* Require new development to reflect Bastrop's historic character, scale, and design aesthetic through voluntary design guidelines and incentives that support the city's unique identity.
- *Adopt Conservation Subdivision Standards:* Encourage subdivisions that preserve natural features, minimize impervious cover, and reduce infrastructure demands.

INFRASTRUCTURE & UTILITIES

- *Utility Capacity-Based Development:* Encourage development that aligns with the available capacity of Bastrop's existing utility infrastructure to reduce costly upgrades.
- *Prioritize Infrastructure Maintenance:* Emphasize maintaining existing infrastructure for reliability and resiliency.
- *Limit Utility Extensions:* Establish clear criteria for when and how infrastructure extensions are allowed, ensuring they align with fiscally sustainable growth patterns.

TRANSPORTATION & CONNECTIVITY

- *Alleviate Traffic Congestion Through Strategic Improvements:* Focus transportation investments on improving traffic flow along key corridors and ensuring safe, efficient access to local destinations. Emphasize solutions that manage growth-related congestion while minimizing impacts on Bastrop's character and existing neighborhoods.
- *Focus on Multi-Modal Corridors:* Prioritize transportation investments in targeted growth areas to enhance walkability, reduce traffic congestion, and align with targeted growth patterns.
- *Maintain Vibrant Street Designs in Established Neighborhoods:* Preserve the character of Bastrop's established neighborhoods by investing in streetscape improvements identified in master plans or other city plans designated for reinvestment. Prioritize sidewalks that enhance connectivity and contribute to the overall walkability.

GROWTH GOALS

FIGURE 2.12. COMMUNITY GROWTH, GOALS AND OBJECTIVES

GOAL 2.1: ENSURE RESILIENT, SUSTAINABLE LONG-TERM WATER SYSTEM CAPACITY AND QUALITY FOR EXISTING CUSTOMERS, WHILE SUPPORTING INCREMENTAL GROWTH IN APPROPRIATE AREAS WITHOUT ALTERING HISTORICAL LAND USES
Objective 2.1: Coordinate water system planning with land use decisions to ensure new growth is supported by adequate infrastructure while preserving the integrity of historically developed areas.
Strategy 2.1.1: Establish zoning overlays or conservation districts in historically developed areas that limit up-zoning or densification unless infrastructure upgrades are completed first.
Strategy 2.1.2: Implement a concurrency policy requiring water infrastructure adequacy reviews before approving infill development or rezoning that could increase density.
Strategy 2.1.3: Prioritize growth in areas with available water capacity by aligning the FLUM and Capital Improvement Plan (CIP) to encourage development where infrastructure is available.
Strategy 2.1.4: Limit extensions of new water service lines in areas identified for preservation of rural or historical land use patterns.
GOAL 2.2: PROMOTE WATER CONSERVATION THROUGH ENHANCED PRACTICES, EFFICIENT LANDSCAPING, AND SUSTAINABLE DEVELOPMENT STANDARDS
Objective 2.2: Reduce per capita water demand and preserve hydrologic function through conservation education, landscape standards, and integrated storm water management.
Strategy 2.2.1: Mitigate expected increases in water demand through enhanced conservation practices and community education.
Strategy 2.2.2: Adopt landscape design standards that require native, drought-tolerant plants and prohibit turf grass in non-functional or ornamental areas (e.g., medians).
Strategy 2.2.3: Promote sustainable growth through integrated storm water management practices that protect the city's hydrology and infrastructure.
GOAL 2.3: EXPAND WASTEWATER CAPACITY AND IMPROVE SYSTEM EFFICIENCY THROUGH COST-EFFECTIVE AND SUSTAINABLE APPROACHES
Objective 2.3: Ensure wastewater system reliability and readiness to support future growth through targeted investments, modernization, and climate resilience.
Strategy 2.3.1: Prioritize wastewater infrastructure investments in areas identified for growth in the FLUM.
Strategy 2.3.2: Modernize aging wastewater infrastructure to reduce inflow and infiltration (I&I), minimize treatment loads, and improve system reliability during extreme weather events.
GOAL 2.4: IMPROVE STORM WATER MANAGEMENT TO REDUCE FLOOD HAZARDS, PROTECT NATURAL SYSTEMS AND MAINTAIN QUALITY THROUGH INTEGRATED LOW-IMPACT DEVELOPMENT AND NATURE-BASED SOLUTIONS
Objective 2.4: Enhance flood resilience and water quality through strategic storm water system improvements and environmentally responsible development practices.
Strategy 2.4.1: Reduce flood hazards in Bastrop through programmed improvement of the city storm water system.
Strategy 2.4.2: Protect Lower Colorado River water quality by managing storm water runoff through best management practices (BMPs) like low-impact development.
Strategy 2.4.3: Mitigate storm water discharges associated with new development to protect water quality in the Lower Colorado River Watershed.

**GOAL 2.5: SUPPORT COMMUNITY RESILIENCY WITH PLANS FOR ENVIRONMENTAL HAZARDS, INCLUDING FLOODING AND WILDFIRES, THROUGH PROACTIVE POLICIES AND GREEN INFRASTRUCTURE**

Objective 2.5: Enhance Bastrop's resilience to environmental hazards by integrating green infrastructure, preserving natural systems, and leveraging open space as protective and recreational assets.

Strategy 2.5.1: Incentivize the use of green infrastructure, like bioswales, green alleys, and rain gardens in new subdivisions and commercial sites.

Strategy 2.5.2: Implement a tree preservation and native landscaping ordinance to maintain Bastrop's natural character and reduce climate impacts.

Strategy 2.5.3: Use parks, rivers/creeks, and open space as dual-purpose amenities that provide both recreational value and environmental resilience (e.g., floodplains as greenways).

GOAL 2.6: GUIDE GROWTH THAT PRESERVES BASTROP'S EXISTING NEIGHBORHOODS AND SMALL-TOWN CHARM WITH CONTEXT-SENSITIVE DEVELOPMENT

Objective 2.6: Manage development in a way that maintains Bastrop's character by limiting incompatible growth and promoting gradual, thoughtful expansion that enhances rather than disrupts the community fabric.

Strategy 2.6.1: Limit high-density development in historically low-density areas unless infrastructure and hazard mitigation standards are met and reflect the scale, character, and architectural style.

Strategy 2.6.2: Use the FLUM to direct growth to areas that minimize disruptions to the character of established neighborhoods while accommodating gradual, low-impact development in underutilized or non-sensitive areas.

Strategy 2.6.3: Develop and implement guidelines that preserve tree canopy, open spaces and local landmarks as a part of development projects to maintain the visual and environmental quality of Bastrop's small-town atmosphere.

Strategy 2.6.4: Encourage new developments to integrate parks and green spaces that reflect Bastrop's unique character, ensuring that future growth enhances the city's cultural and natural identity while meeting the recreational needs of residents.

Strategy 2.6.5: Promote a balanced approach to development that prioritizes maintaining the city's historic charm and small-town feel, while addressing park and open space gaps in growing neighborhoods.

GOAL 2.7: GUIDE COMMUNITY GROWTH TO MAINTAIN SAFE, EFFICIENT VEHICLE ACCESS TO ENHANCE NEIGHBORHOOD CONNECTIVITY AND SUPPORT ACTIVE TRANSPORTATION.

Objective 2.7: Promote transportation options that maintain vehicular access while prioritizing safe pedestrian and cyclist connectivity to support active, sustainable transportation in Bastrop.

Strategy 2.7.1: Expand Bastrop's sidewalk and trail networks alongside growth areas to provide residents with safe non-vehicular options for short trips, recreation, and community connectivity without reducing vehicle access.

Strategy 2.7.2: Support more flexible, market-responsive development patterns in newer growth areas.

Strategy 2.7.3: Preserve the street grid in Bastrop's Historic core to maintain character and walkability.

Strategy 2.7.4: Promote close-to-home park access by recommending that parks be located within a ¼ mile or a 10-minute walk of residential areas, including new developments.

POLICY CONTEXT AND IMPLEMENTATION CAPACITY



OVERVIEW OF EXISTING PLANS

A literature review and gap analysis identified opportunities for updating Bastrop's Comprehensive (2016). These were reviewed in chronological order from oldest to newest.

BASTROP MASTER DRAINAGE PLAN (2024)

The Bastrop Master Drainage Plan outlines design criteria for storm water-related infrastructure including roads, inlets, drainage pipes, and the incorporation of Low Impact Development (LID) practices. This plan can be used by engineers and developers to understand how new development impacts existing site hydrology and take necessary steps to prevent adverse effects on downstream neighborhoods. Flooding is the largest risk to infrastructure and the community in Bastrop, especially as growth continues and more land is urbanized with impervious surface cover. The plan's modeling of current and future flood conditions and the identified projects and design work completed in this plan can be considered in the future land use planning of the area. The master drainage plan emphasizes the importance of using LID and natural storm water management approaches to replicate pre-development hydrology and regulate post-construction storm water discharge to downstream water bodies.

In Bastrop, drainage design aims to meet several key goals, including stream bank protection, conveyance, and flood mitigation. It is also the intent of the City of Bastrop that the requirements outlined herein regulate post- construction storm water discharges to downstream receiving water bodies. With significant population growth and new development anticipated over the next 20 years, these criteria are crucial in managing the impacts on the city's hydrology and infrastructure.

RECOMMENDED B3 CODE UPDATES:

- *Incorporate the Bastrop Master Drainage Plan's criteria into new development regulations to ensure future projects align with the city's flood mitigation and storm water management goals.*
- *Strengthen requirements for Low Impact Development (LID) practices in new developments to minimize impervious surfaces and enhance natural storm water management.*
- *Encourage the use of green infrastructure such as bioswales, permeable pavements, and rain gardens to replicate pre-development hydrology and reduce runoff.*

CITY OF BASTROP PARKS AND OPEN SPACE MASTER PLAN UPDATE (2023)

The 2015 Bastrop Parks and Recreation Open Space Master Plan Update analyzed projected growth and population trends to guide park planning, budgeting, and access improvements. The plan highlighted the importance of ensuring park and open space access for both residents and visitors. The plan identified several spatial gaps in park access, specifically in the southern, western, northern, and southeastern areas of the city. These regions currently lack parks or recreational services within a ¼ mile radius, with further details available in Chapter 6 under the Standards Assessment section. Additionally, the community engagement survey, with 632 out of 814 respondents agreeing or strongly agreeing, revealed a strong consensus that the city needs more parkland and green spaces. This feedback, alongside input from city officials and staff, underscored the need for a new community recreation center in Bastrop.

RECOMMENDED B3 CODE UPDATES:

Encourage Park Dedications in Zoning

Require or incentivize developers to dedicate land or fees-in-lieu for parks in new residential or mixed-use projects:

- *Eight (8) Pocket Parks to serve middle and higher density areas (P3);*
- *Three (3) Neighborhood Parks to meet local recreation needs (P1, P2); and*
- *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.

BASTROP'S BUILDING BLOCK (2019)

To evaluate how Bastrop's Building Block (B3) Code aligns with Bastrop's Comprehensive Plan (2016) and FLUM, we assessed the goals, policies, and vision outlined in these documents against the framework of the B3 Code. This analysis identifies areas of alignment, where the B3 Code supports the city's vision, as well as areas for improvement, where the code could better reflect community preferences through more traditional land uses and zoning strategies. While the B3 Code supports elements of the plan, such as prioritizing walkable, mixed-use neighborhoods and maintaining a sense of place, it also reveals areas for improvement. Specifically, incorporating more traditional land uses and zoning strategies could better reflect community preferences and provide a more balanced approach to future development. Below is a detailed breakdown of these alignments and gaps.

The alignment of the B3 Code with Bastrop's Comprehensive Plan (2016), specifically in the areas of Community Growth (Chapter 2) and Land Use and Community Image (Chapter 5), reveals several key areas of strength and potential gaps that warrant updates to the plan.



COMPATIBILITY WITH ESTABLISHED LAND USES:

The B3 Code currently allows flexibility for mixed-use development, but this approach is conflicting with areas historically zoned for single-use, such as residential neighborhoods and commercial districts. This flexibility is already leading to unintended development outcomes that disrupt neighborhood character and clash with community expectations. To address this, the city could implement more detailed zoning requirements or establish specific land use classifications, through overlay districts, to guide multi-family or mixed-use projects into areas that can support them without disturbing existing neighborhood dynamics.

RECOMMENDED B3 CODE UPDATES:

- Create new overlay districts for mixed-use and neighborhood-scale multi-family developments in areas that can accommodate them without disrupting residential or commercial areas.
- Update land use classifications to clearly define where mixed-use is appropriate, ensuring that flexibility in zoning doesn't compromise neighborhood integrity.
- Implement transitional zoning standards for properties near single-family zones to ensure gradual, compatible development.



PRESERVING SMALL-TOWN CHARM:

As new developments emerge under the B3 Code's form-based framework, some low-density neighborhoods are experiencing urban-style features that conflict with Bastrop's small-town character. The current flexibility in zoning is already introducing higher-density projects in areas that have historically favored single-use patterns, causing concern among

residents. Introducing overlay districts, design criteria, or edge zones can help maintain neighborhood character while supporting controlled growth.

RECOMMENDED B3 CODE UPDATES:

- Introduce design standards and guidelines that limit urban-style features in neighborhoods with established low-density character.
- Establish edge zones to transition between medium-density and low-density areas to preserve the small-town feel while accommodating growth.
- Create new overlay districts in areas where preservation of small-town charm is critical.



PROTECTING HISTORIC ASSETS:

The B3 Code regulates development intensity and promotes compatibility with historic areas through its form-based approach. However, current development patterns reveal that the code's flexibility is enabling projects that could disrupt Bastrop's historic fabric. Without additional preservation-focused design guidelines or review processes, there is a risk of losing the city's historic charm. Implementing more rigorous design standards or expanding preservation districts could ensure that new projects complement the city's historic assets.

RECOMMENDED B3 CODE UPDATES:

- Expand the preservation districts to include areas at risk of losing their historic character due to development pressures.
- Implement stronger design guidelines and review processes for development near historic assets, ensuring compatibility with the city's heritage.
- Introduce regulations to prevent high-intensity development in areas with significant historic value, requiring special review or permitting.



EFFICIENT INFRASTRUCTURE & CONNECTIVITY:

The B3 Code's form-based approach emphasizes connectivity and multi-modal transportation, but gaps are emerging in infrastructure standards. The city is already encountering challenges with unclear right-of-way standards, insufficient parking regulations, and inconsistent street functionality requirements. The lack of Euclidean-style zoning standards is causing difficulties in managing traffic flow and pedestrian safety in developing areas. To resolve these issues, the city should:

- *Establish clear zoning standards for street infrastructure, including defined right-of-way widths and multi-modal access provisions.*
- *Develop comprehensive guidelines for parking and traffic flow.*
- *Align street functionality standards with the city's infrastructure goals.*

RECOMMENDED B3 CODE UPDATES:

- *Establish clear street infrastructure standards, including defined right-of-way widths and pedestrian, bicycle, and vehicular access provisions.*
- *Set parking requirements that balance the needs of various types of development while supporting walkability and reducing congestion.*
- *Align street functionality standards with the city's vision for pedestrian-friendly and multi-modal streetscapes, ensuring better traffic flow and safety.*



ALIGNMENT WITH THE FUTURE LAND USE MAP (FLUM)

LAND USE DESIGNATIONS: Current developments show discrepancies between the B3 Code's mixed-use allowances and FLUM's single-use designations, leading to confusion and mixed outcomes. Adjusting or adding to the B3 Code's place types to more closely with FLUM land use categories could address this misalignment.

GROWTH AREAS: The B3 Code's emphasis on compact, walkable neighborhoods is conflicting with FLUM's goals for low-density, rural preservation areas. This divergence is already apparent in areas where open space and rural character are being impacted by higher-density projects.

Incorporating provisions for rural preservation zones and gradual density transitions can help reconcile these differences.

RECOMMENDED B3 CODE UPDATES:

- *Add and/or align the B3 Code place types with the FLUM's land use designations to avoid discrepancies and confusion about permitted developments.*
- *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.*

FIGURE 2.13 PLAN REVIEW & GAP ANALYSIS SUMMARY

EXISTING PLAN	GAPS/ISSUES	PROPOSED GOALS	PROPOSED B3 UPDATES
Bastrop Master Drainage Plan (2024)	Storm water management and flooding concerns need to be integrated into development regulations to prevent adverse effects on hydrology.	Promote sustainable growth through integrated storm water management that protects Bastrop's hydrology and infrastructure.	Incorporate Bastrop Master Drainage Plan criteria into development regulations.
	Existing drainage regulations need to encourage Low Impact Development (LID) and natural storm water management approaches.	Support flood mitigation through LID practices and green infrastructure.	Strengthen LID practices and encourage green infrastructure like bioswales, permeable pavements, and rain gardens.
City of Bastrop Parks and Open Space Master Plan Update (2023)	Significant gaps in park access in southern, western, northern, and southeastern areas. Community feedback highlights a need for more parks and recreation spaces.	Encourage growth that preserves small-town character while expanding park access.	Require park dedications in zoning, create a park and green space development checklist, and encourage developers to dedicate parks or fees in lieu for parks in new developments.
	Need for more accessible parks within a ¼ mile or a 10-minute walk from residential areas.	Promote close-to-home park access for all residents.	Implement zoning ordinances requiring parks within walking distance of residential areas and include parks in master planning of new residential and mixed-use developments.
City of Bastrop HMAP Update (2022)	Current floodplain management provisions are insufficient. Wildfire risks not fully addressed in the code.	Strengthen community resilience to environmental hazards like flooding and wildfires through proactive planning.	Update floodplain management regulations, include wildfire risk mitigation in zoning and building codes, and introduce fire-resistant building materials and defensible space in high-risk zones.
Water Master Plan (2022)	Existing water system is outdated and cannot support anticipated population growth.	Ensure Bastrop's water system is resilient, efficient, and adaptable to accommodate future growth and sustainability.	Require downstream assessments, reinforce or stabilize downstream conditions, and control post-development discharges to meet storm water standards.
Bastrop's Building Block (2019)	Existing zoning flexibility is causing unintended consequences in mixed-use areas. Lack of protections for historic assets. Infrastructure and connectivity gaps emerging in new developments.	Promote balanced, context-sensitive development that respects neighborhood character and preserves Bastrop's historic charm.	Introduce overlay districts, edge zones, and stronger design guidelines for mixed-use and multi-family development. Expand historic preservation districts, and implement stronger design standards near historic assets.
	Need to balance higher-density development with small-town atmosphere preservation.	Protect low-density neighborhoods while accommodating growth in a way that maintains small-town feel.	Establish design standards for low-density neighborhoods and create edge zones to preserve small-town character.
	Infrastructure and connectivity standards unclear, leading to issues with traffic flow and pedestrian safety.	Ensure infrastructure supports growth, emphasizing multi-modal connectivity and pedestrian-friendly streets.	Establish clear infrastructure standards, including right-of-way widths, parking requirements, and multi-modal access provisions. Align street functionality standards with the 's vision for pedestrian-friendly streetscapes.



RECORD OF ACCOMPLISHMENTS

Over the last decade, Bastrop has made significant strides in local investments and policy advancements to support sustainable growth, infrastructure resilience, and economic development. Since 2016, the city has expanded and modernized its water and wastewater systems, enhanced development regulations, and implemented policies that balance growth with community needs.

WATER AND WASTEWATER INFRASTRUCTURE IMPROVEMENTS

The City of Bastrop has made significant progress in enhancing its infrastructure to support a growing population and expanding development. In the water system, the city's Certificate of Convenience and Necessity (CCN) is scheduled for updates in FY2025 to address future needs. As of November 2024, Bastrop serves 4,579 water customers, a substantial increase from 3,078 in 2015, including 762 commercial and 3,817 residential connections. The average daily water consumption in FY2024 was 1.81 million gallons per day (MGD).

To ensure a reliable water supply, Bastrop is transitioning from its seven existing city wells, which will be decommissioned in FY2025, to four new Simsboro wells. Each well is permitted to produce 1,500 gallons per minute (gpm), providing a combined capacity of 8.64 MGD. This transition to higher-capacity wells not only ensures an ample water supply to meet current and future demand but also supports the City's growth objectives by enabling higher-density residential, commercial, and industrial development, as well as the expansion of urban areas.

The shift from the current wells to the Simsboro Wells necessitates careful planning for well site

locations. These new sites must balance proximity to service areas with the need to minimize potential conflicts with surrounding land uses, ensuring efficient and sustainable land use allocation. Additionally, the city maintains eight water storage facilities with a total capacity of 3.317 million gallons, including notable facilities such as the Loop 150 Standpipe (1.0 million gallons) and the Willow GST-1 and GST-2 (each 0.5 million gallons). This increased storage capacity enhances the resilience of Bastrop's water infrastructure, making it better equipped to support areas with higher water demand, such as mixed-use or industrial districts, and improving disaster preparedness.

In the wastewater system, Bastrop will update its CCN in FY2025 to address growing demand. As of November 2024, the City serves 4,076 wastewater customers, comprising 496 commercial and 3,580 residential connections. The City's wastewater collection network includes 64.9 miles of gravity sewer lines, 15.81 miles of force mains, and 20 lift stations. Proactive measures such as routine smoke testing and camera inspections have been implemented to identify and mitigate inflow and infiltration (I&I). Although new construction occasionally results in temporary I&I increases, these efforts have substantially improved system performance, helping to accommodate Bastrop's expanding

population and planned residential and commercial areas.

Bastrop's wastewater treatment infrastructure includes three plants. Plants 1 and 2, located east of the Colorado River, have a combined permitted capacity of 1.4 MGD and currently treat 800,000 gallons per day. Plant 3, located west of the Colorado River, became operational on May 7, 2024, with a permitted capacity of 2.0 MGD and currently treats 500,000 gallons per day. Together, these facilities processed 443.6 million gallons of wastewater in 2024, marking a significant increase from the 306.4 million gallons processed in 2015. This expanded capacity not only meets current demand but also positions the city to support future development, aligning with anticipated growth areas identified in the future land use plan, such as residential subdivisions, commercial corridors, and industrial parks.

As the city continues to expand its wastewater infrastructure, it will require rights-of-way and easements for the extension of gravity sewer lines, force mains, and lift stations. This expansion affects land use in areas where infrastructure

is upgraded or newly installed, reinforcing the importance of aligning system design with future growth patterns. By integrating these improvements with land use planning, Bastrop ensures the wastewater system is well-positioned to support the city's evolving needs and promote sustainable urban development.

BASTROP BUILDING BLOCK CODE (B3 CODE)

The form-based code was approved in 2019, it has received several updates since 2023. These changes to Bastrop's B3 Code reflect a shift toward greater flexibility, simplified requirements, and alignment with practical development needs. Here's a summary of key themes and potential impacts:

The following is a list of the ordinances and code adjustments:

ENHANCED DEVELOPMENT STANDARDS

- *Added traffic impact fees for new development.*
- *Added requirements for wireless transmission where none previously existed.*



Completed in Spring 2024, Bastrop Wastewater Treatment Plant No. 3, which is located in the City's ETJ. The plant processes up to 2.0 million gallons of wastewater per day with an expansion possibility for up to 8.0 million gallons per day. Construction began in Spring 2021, and the facility is designed to support wastewater treatment needs from the nearby SpaceX facility.

SPACEX



STREAMLINED PROCESSES AND ADMINISTRATIVE CLARIFICATIONS

- Clarified that when planning and zoning unanimously recommends denial of a zoning concept scheme, a three-fourths majority vote will be required for approval.
- Removed the requirement for an affirmative vote of five members of planning and zoning to pass recommendations to council. Added qualification requirements for at least three planning and zoning members shall have a demonstrated interest competence and knowledge in a related field.
- Added the process for planned development districts back into the code.
- Added the requirement of GIS and CAD files for four lots or more when platting.

INCREASED FLEXIBILITY FOR DEVELOPERS AND PROPERTY OWNERS

- Removed the requirement of a permit for fences under 7 feet and removed specification that the front facade must have 50% transparency.
- Removed the 70% requirement for clear glazing on commercial buildings and removed the requirement for all openings including galleries arcades and windows to be square or vertical.
- Added the intent to preserve Bastrop's authenticity and preventing undue hardships for property owners to the non-conforming uses and structures section of the code.
- Permitted properties to be modified if their proposed changes are generally consistent with the surrounding properties within a 500-foot radius as a provision for administrative relief for non-conforming uses and structures.
- Clarified the criteria for what qualifies as an infrastructure upgrade, specifically requesting a metered connection does not constitute infrastructure grade or extension for platting lots of record.

BALANCED GROWTH MANAGEMENT

- Lowered minimum lot size requirements when

OSSF is needed lowered from 1.0 acre to 0.5 acre to mimic TCEQ standards.

- Removed the requirement of a public hearing at City Council for historic landmark designations.
- Removed alleys as preferred means of access and clarified the intent of the purpose of alleys.
- Added a parking requirement of one parking space per bedroom, a parking size of 10 feet by 20 feet without obstructing the sidewalks, allowed parking in the first layer, and allowed shared parking where it does not cause undue hardship all within the B3 code.
- Allowed parking in the first layer within the B3 technical manual.
- Removed the exception of parking not allowed within the first layer.

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CHAPTER 5: LAND USE AND COMMUNITY IMAGE





CHAPTER FIVE

LAND USE & COMMUNITY IMAGE

The City of Bastrop is experiencing new growth, and with it, the community's vision for how and where it wants to grow has evolved since 2016. Today, residents express a strong desire to be a thriving community, one that offers a high quality of life, access to community resources, and opportunities for families to settle and succeed. As development continues, land use and community image are critical tools to ensure growth is well-managed and enhances Bastrop's appeal.

This Plan Update reflects that evolving vision in two important ways. First, it revisits the City's future land use categories to better align with current priorities, which includes supporting affordability, quality of life, and the preservation of Bastrop's small-town charm. Second, it introduces updated community goals that respond directly to today's needs and aspirations. These revised goals serve as a compass for decision-making and are woven throughout the recommendations and land use strategies.

Chapter 5 builds on the **Chapter 2, Community Growth** update. It presents a future development framework that outlines preferred land use patterns and redefines categories to better reflect current trends and community priorities. The framework seeks to balance new development with the preservation of Bastrop's "certificate of authenticity", or its identity as a historic small river town, deeply rooted in green spaces, local arts, and generational connection. These elements are not just cultural touchstones; they are central to Bastrop's sense of place and must be actively safeguarded as the city grows.

At the heart of this Plan Update is the revised Future Land Use Plan, which translates community aspirations into a clear strategy for how, when, and where growth should occur. By identifying key land use categories and their appropriate locations, the plan helps ensure Bastrop remains attractive and livable for future generations, particularly families seeking affordability and a strong, authentic sense of place. With this guidance, City leaders are better equipped to support growth while preserving what makes Bastrop unmistakably Bastrop.

A summary list of all corresponding Land Use and Community Image goals and objectives can be found on page 5-34.

TODAY'S DEVELOPMENT PATTERNS

EXISTING LAND USE

The existing land use composition within the City of Bastrop's municipal limits, and its one-mile ETJ area, is presented in **Figure 5.1, Bastrop Existing Land Use Composition**, and illustrated on **Figure 5.4, Bastrop Existing Land Use** (page 5-4). The existing land use classifications are coded in accordance with state tax code data obtained from the Bastrop County Appraisal District. The land use data itself was cross-referenced with property improvement values, and reviewed with aerial photography, and discussions with City staff to differentiate between active and discontinued land uses.

Bastrop continues to function as a "bedroom community" with strong ties to the greater Austin metropolitan area. Since 2016, these development patterns have remained

FIGURE 5.1. BASTROP EXISTING LAND USE COMPOSITION (2024)

Land use	City limits (acres)	Percent of city total	ETJ (acres)	Percent of ETJ total	Combined (acres)	Percent of combined total
Single Family Residential	1,432.65	25.2%	3,806.23	25.3%	5,238.87	25.2%
Two Family Residential	25.96	0.5%	35.24	0.2%	61.20	0.3%
Multiple Family Residential	74.66	1.3%	23.11	0.2%	97.77	0.5%
Manufactured Homes	59.16	1.0%	749.64	5.0%	808.81	3.9%
Retail/Office/Commercial	565.39	9.9%	402.39	2.7%	967.78	4.7%
Industrial	70.98	1.2%	14.55	0.1%	85.53	0.4%
Semi-Public	111.32	2.0%	185.98	1.2%	297.30	1.4%
Public	329.89	5.8%	108.40	0.7%	438.28	2.1%
Parks & Open Space	448.56	7.9%	1,116.41	7.4%	1,564.98	7.5%
Agriculture & Rural Development	638.33	11.2%	5,284.45	35.1%	5,922.78	28.5%
Vacant	1,933.27	34.0%	3,332.51	22.1%	5,265.78	25.4%
TOTAL	5,690.16	100.0%	15,058.92	100.0%	20,749.08	100.0%

Note: Data derived from Bastrop County Appraisal District records. Modifications by Halff Associates, Inc. via aerial imagery and staff interviews.

consistent. The influence of high-tech development, particularly driven by initiatives like Starlink and SpaceX's expanding presence in the region is becoming increasingly evident further reinforcing Bastrop's role in the regional growth landscape.

Figure 5.2, Bastrop Land Use, 2016 to 2024 (page 5-3), which reflects the existing conditions based on County Appraisal District (CAD) data, suggests that over the last eight years the City's land use composition has changed especially in terms of urban growth and land use shifts.

Bastrop has experienced a notable shift from its rural roots toward a more suburban and urban character. There has been strong growth in housing, especially in single-family and manufactured homes, suggesting a focus on suburban development. Single family jumped from 17.9% to 25.2%.

The most striking change is the sharp decline in agricultural and rural development land, which dropped from 29.1% in 2016 to just 11.2% in 2024. This loss corresponds with increases in residential and commercial uses, reflecting the city's transformation as part of the greater Austin region's expansion.

At the same time, the amount of vacant land within the city limits rose from 28.6% to 34.0%, suggesting that while development pressure is high, large portions of land are either recently annexed, under preparation for future development, or awaiting market-driven demand and infrastructure improvements. Together, these changes illustrate a community in transition and preparing for its next phase.

FIGURE 5.2. BASTROP LAND USE, 2016 TO 2024

Land Use	Percent in City Limits (2016)	Percent in City Limits (2024)
Single Family Residential	17.9%	25.2%
Two Family Residential	0.2%	0.5%
Multiple Family Residential	0.9%	1.3%
Manufactured Homes	0.6%	1.0%
Retail/Office/Commercial	7.2%	9.9%
Industrial	1.0%	1.2%
Semi-Public	1.2%	2.0%
Public	6.0%	5.8%
Parks & Open Space	7.3%	7.9%
Agriculture & Rural Development	29.1%	11.2%
Vacant	28.6%	34.0%
TOTAL	100%	100%
TOTAL	100.00%	100.00%

There also remains sufficient vacant land within Bastrop to accommodate substantial non-residential development activity for the foreseeable future. **Figure 5.3, Development Capacity, Non-residential Property**, indicates that of the roughly 3,400 acres of vacant land within the Bastrop municipal limits, approximately 1,400 acres are zoned for office, general retail, commercial, and industrial uses.

The city has the capacity to change quickly and dramatically. New businesses, offices, services, and public facilities can come online rapidly. The shape, character, and feel of the city can shift fast if growth is not well-managed. Without direction, development could become scattered, inconsistent, or misaligned with community values.

FIGURE 5.3. DEVELOPMENT CAPACITY, NON-RESIDENTIAL PROPERTY

Zoning districts allowing non-residential uses ¹		Vacant/undeveloped acres zoned	Available vacant/undeveloped land (acres) ²	Maximum lot coverage (percent) ³	Potential building area (acres) ³
P1	Nature			N/A	
P2	Rural	2231.381	1583.948	40	633.6
P4	Mix	91.176	86.837	70	60.8
P5	Core	488.961	430.634	80	344.5
CS	Civic Space/Civic Building	16.456	13.847	N/A	13.8
EC	Employment Center	337.21	274.481	80	219.6
PDD	Planned Development Districts	232.14959	168.069	N/A	168.07
TOTAL		3,397.32	2557.8	N/A	1440.37

Notes: ¹Excludes form-based districts. ²Excludes land that is located within the 100 year floodplain. ³For principal and accessory buildings only, per City Code. Excludes parking, detention, landscaping, etc. ⁴No maximum building coverage identified.

BASTROP EXISTING LAND USE (2024)

FIGURE 5.4. BASTROP EXISTING LAND USE (2024)

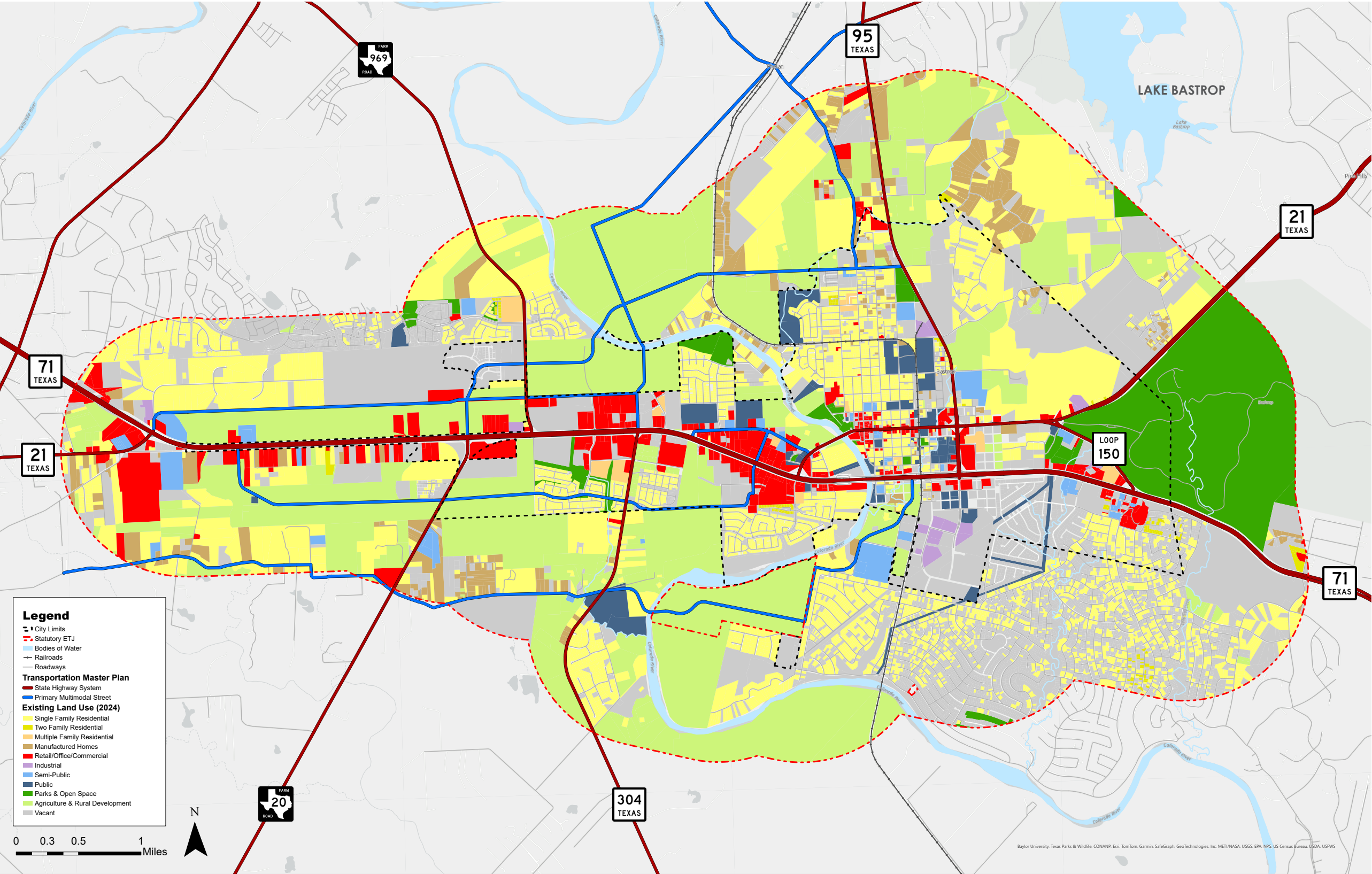


FIGURE 5.5. BASTROP EXISTING ZONING (2025)





FUTURE LAND USE PLAN UPDATE

One of the main drivers of Bastrop's future character is the physical development that occurs over the next 10-20 years. The future growth and development framework should, therefore, reflect the community's values as to how, when, and where this growth should occur. The revised development framework is the most important component of this Plan Update.

This revised framework builds on the expressed desires of the public summarized earlier in the document and **Figure 2.12, Growth Potential Map** (page 2-14) to create a land use framework that considers current conditions and future needs.

WHY THE FUTURE LAND USE CATEGORIES AND MAP MATTERS

The FLUM and categories are not just administrative tools. They are the City's playbook for shaping its identity during change. Here's how they guide deliberate growth:

DIRECTING GROWTH TO THE RIGHT PLACES

The FLUM shows where different types of development should occur, whether it's offices, mixed-use, rural preservation, or community space. For example, it helps direct growth to certain parts of the city, such as areas zoned P5 (Core) where higher lot coverage and existing infrastructure can support more intensive development. Conversely, it helps preserve lower-intensity areas, such as those zoned in P2, by guiding development away from sensitive or rural parts of the city that are better suited for slower growth.

ALIGNING GROWTH WITH COMMUNITY VISION

Land use categories define what kind of growth is appropriate. Not just commercially, but socially and culturally. For example, emphasizing green space, small-town character, and generational values in land

use categories can protect what locals call Bastrop's "authenticity."

BALANCING ECONOMIC DEVELOPMENT AND LIVABILITY

The Employment Center (EC) zone is vital for job growth, but the FLUM ensures it doesn't encroach on residential or historic areas. Mixed-use areas (P4 and P5) offer flexibility and walkability, key qualities for a livable, vibrant community.

MAKING INFRASTRUCTURE INVESTMENTS COUNT

By concentrating growth and guiding its form, the City can invest in roads, water, and sewer more efficiently. This supports long-term sustainability and avoids scattered or leapfrog development patterns. The review of natural hazards also informs where development is most viable and resilient.

UNDERSTANDING THE RELATIONSHIP BETWEEN FUTURE LAND USE AND PLACE TYPES (ZONING)

While the FLUM sets the long-term vision, Place Types in the B3 Code, are the legal tool that implement that vision. This distinction is important for understanding how the City guides development over time.

The FLUM is conceptual and policy-driven. It reflects the community's desired development patterns, values and priorities. It is not regulatory and does not control what can be built on a parcel today. Place types (zoning) on the other hand, are zoning categories that define specific building forms and rules. They are regulatory and enforceable, determining what is allowed on a site right now. Each future land use category may be implemented through a range of compatible Place Types (zoning), allowing for flexibility within a consistent framework.

As Bastrop continues to refine its Place Types (zoning) and building standards, the FLUM will provide guidance so that updates to the Place Types remain aligned with the community's evolving goals. Similarly, when a Place Type (zoning) change is proposed or modified, the City uses the FLUM as a key reference in evaluating whether that change is appropriate.

FUTURE LAND USE MAP APPLICABILITY

The FLUM incorporates all land within the municipal limits, and land that is currently within the City's statutory (one-mile) ETJ.

In the 2016 Future Land Use Plan and Map, different geographic areas of the city were classified as Character Areas based on their recommended future development patterns. However, since the B3 Code includes specific *Character Districts*, the updated plan

Character Areas have been renamed as *land use categories* to eliminate confusion.

These updated land use categories provide clearer guidance for evaluating development proposals. Their descriptions and representative imagery help inform decisions regarding land use compatibility, character, and appropriateness.

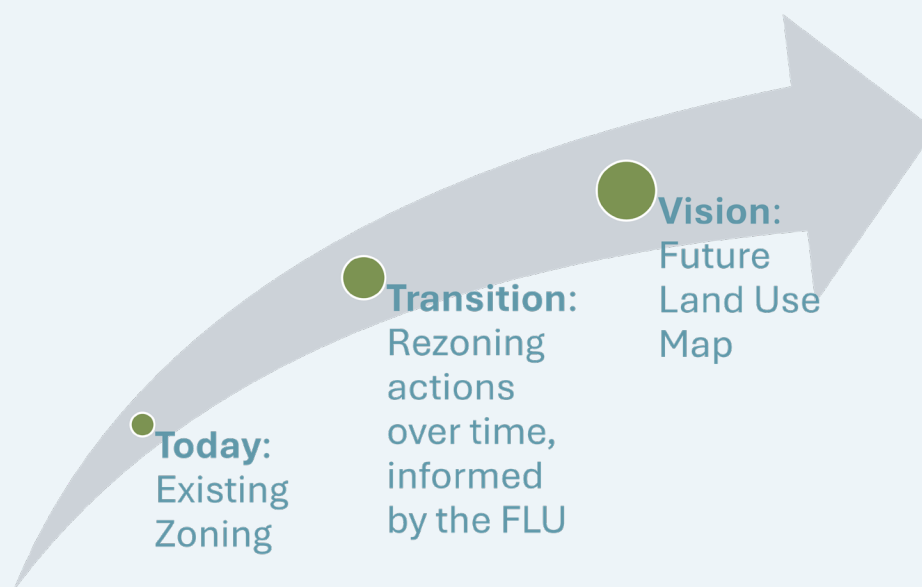
The goal is to ensure that new development aligns with existing and surrounding uses while maintaining a cohesive built environment in terms of design, site layout, and scale. Each Land Use Category corresponds to the descriptions provided in **Figure 5.6, Future Land Use Categories** on page 5-9.



RELATIONSHIP BETWEEN FUTURE LAND USE & PLACE TYPES (ZONING)

FUTURE LAND USE	<ul style="list-style-type: none"> ■ Best to be adaptable (broad categories for flexibility) ■ Guidance for growth and development through rezonings ■ Ensures compatibility between adjacent land uses ■ Identifies areas for commercial growth, environmentally-sensitive areas, places for transformation
PLACE TYPES (ZONING)	<ul style="list-style-type: none"> ■ Best to be rigid (more specific and parcel focused) ■ Enforceable by state law ■ Controls density (building height, lot size, etc.) and community character (architectural style, set backs, landscaping requirements, etc.) ■ Re-zonings must be consistent with the Future Land Use Map










HOW THESE TWO CONCEPTS ALIGN



BASTROP LAND USE CATEGORIES: GENERAL DESCRIPTIONS

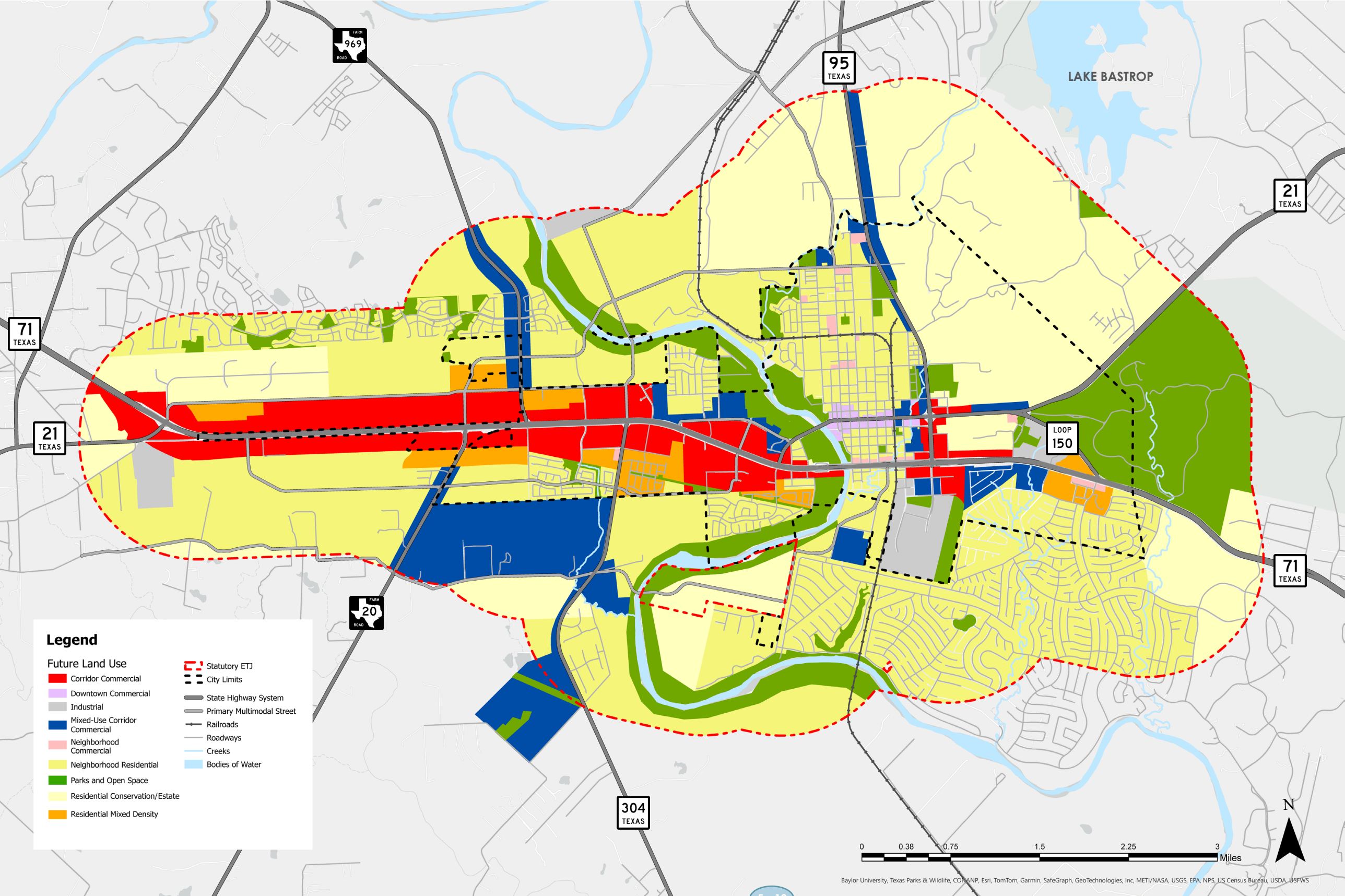
Figure 5.7, Future Land Use Map (2025) on page 5-10, illustrates nine land use categories within which certain types of building and site development should be promoted, and/or natural features preserved. Bastrop's Land Use Categories are described below.

FIGURE 5.6. FUTURE LAND USE CATEGORIES

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

FUTURE LAND USE MAP (2025)

FIGURE 5.7. FUTURE LAND USE MAP (2025)



FUTURE LAND USE DESCRIPTIONS

The FLUM is a key tool for guiding community growth. It visually represents preferred development patterns within the city limits and ETJ, helping to plan for growth and infrastructure. The updates were carefully designed to balance the community's vision, market realities, existing conditions, and public services.

Because the B3 Code is form-based, this framework emphasizes building design, site characteristics, and land use while considering the context of growth areas. The Plan Update reflects the community's desire for traditional residential development, more commercial and retail development, walkability where appropriate, tourism opportunities along the river, preservation of Old Town and Downtown, and more opportunities in the Arts and Cultural District.

USAGE AND INTERPRETATION

The FLUM shows general areas rather than specific properties. The colors on the map represent the community's vision for a balanced mix of land uses, but they are not exact boundaries. While the land use areas often follow property lines or streets, actual decisions consider factors like site details, compatibility, and timing. Since the designations are not tied to specific parcels, it is important to look at the area's existing conditions. If a major road or natural feature divides a land use area, it may be helpful to analyze the land based on these divisions. Staff and decision-makers should review development proposals to ensure they align with the plan. Proposed zoning should be evaluated based on the intent of the land use categories described in the following pages.

FIGURE 5.8. LAND USE CATEGORY DESCRIPTIONS

Land Use Categories	
Attribute	DEFINITIONS
Intent and Character	A general description of the desired intent and character of development.
Development Intensity Targets	Recommended density ranges and desired land use mix
Appropriate Land Use Types	Guidance for the primary, and in many cases, secondary uses that may be appropriate in certain areas.
Guidance and Interpretation	Recommendations for decision-making in regards to zoning proposals, location and site considerations, and interpretation.
Representative Imagery	Photo or graphic examples compatible with each land use category. These are intended to help provide a visual guide to the types of uses, structures, and scale that would be appropriate.
B3 Code Considerations	Guidance as to which established zoning district(s) may be most appropriate to implement the intent of the future land use category. This section also includes recommended considerations in a review or revision to the B3 Code, which may be warranted to fully achieve the envisioned character of each land use category.

DEVELOPMENT INTENSITY TARGETS

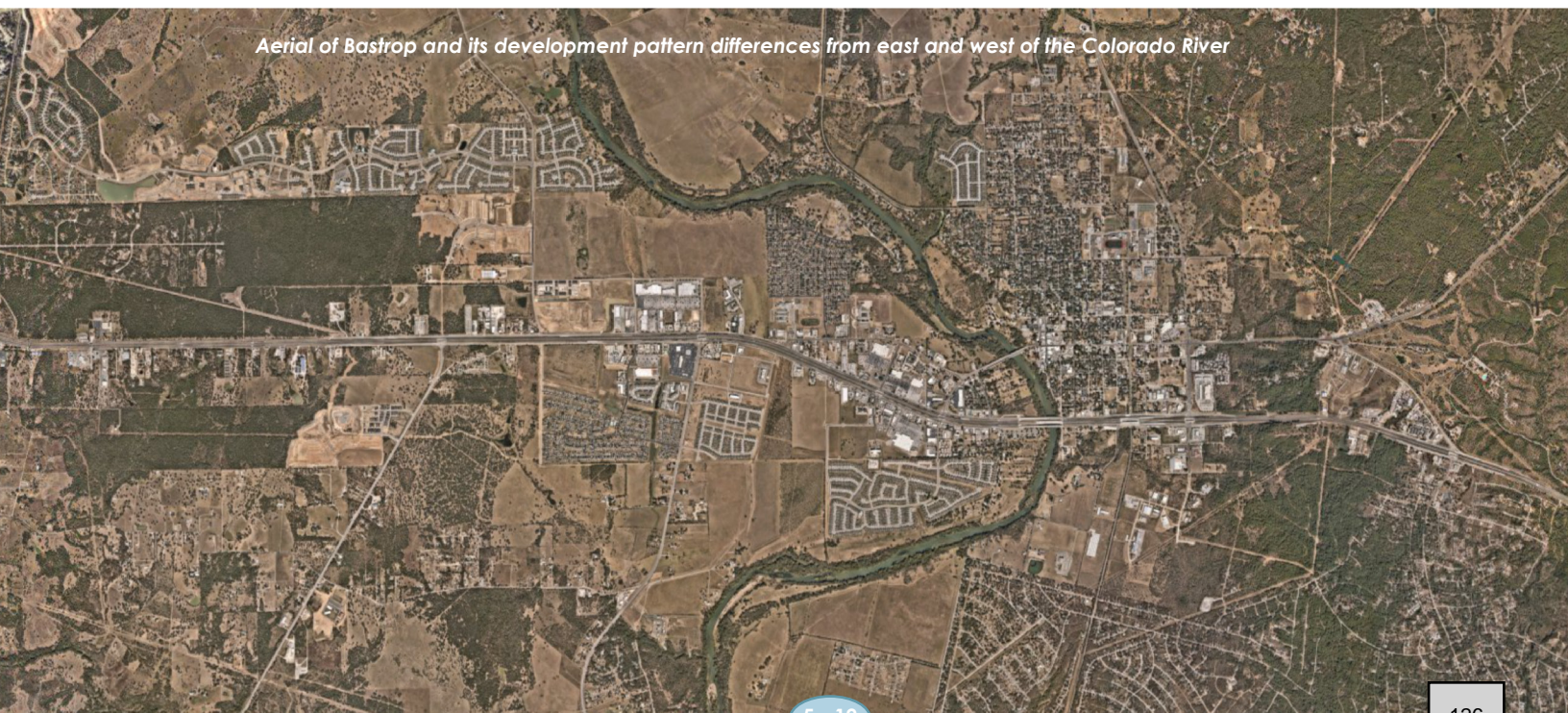
Most land use categories encourage a mix of uses to create balance and synergy. Each category has target densities and suggested residential-commercial percentages, but these are guidelines, not strict rules. These targets help assess zoning proposals and the overall mix of uses across larger areas rather than individual parcels.

Some developments may have a single use while still supporting the overall mix, especially if the parcel is too small for multiple uses. Timing also matters. Early developments in a mixed-use area may lean more residential based on market demand, but reducing commercial space should be carefully considered. Each proposal should be reviewed in context to ensure it aligns with the land use vision. Tools that provide clarity on land use and timing should be encouraged.

AMENDMENTS TO THE FUTURE LAND USE MAP

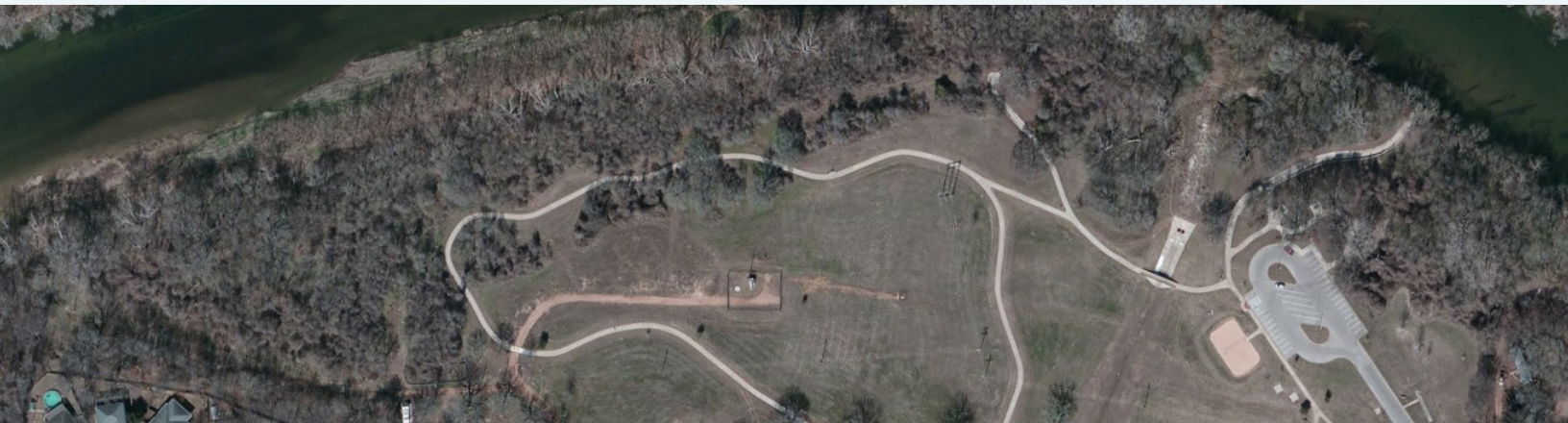
Development proposals that do not align with the FLUM must undergo an amendment before or during the rezoning process. City staff will evaluate consistency with the FLUM, and the amendment process provides an opportunity for appointed and elected officials to consider the proposed change. All map amendment requests should be assessed for their impact on surrounding development patterns, infrastructure, and environmental conditions.

Aerial of Bastrop and its development pattern differences from east and west of the Colorado River

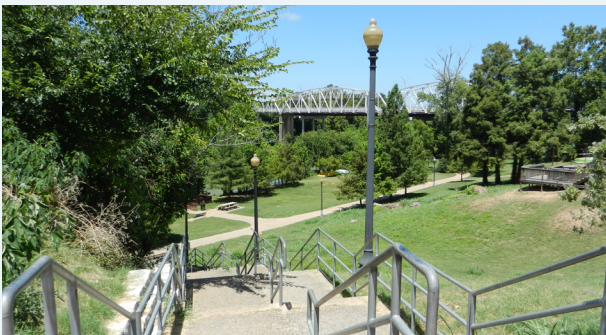


PARKS AND OPEN SPACE

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.

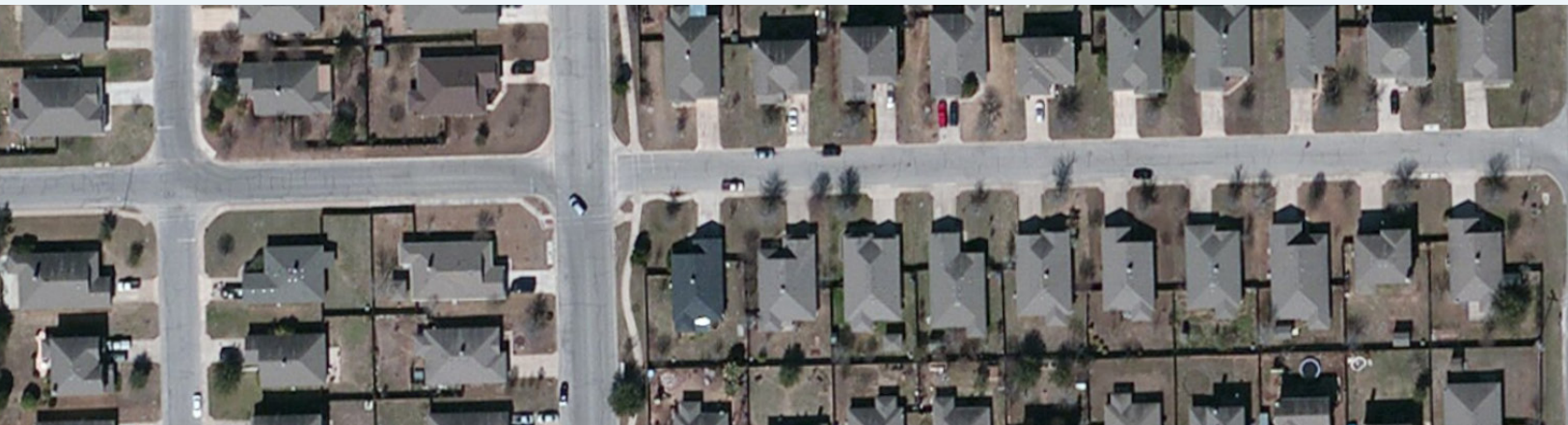
Agricultural and Open Space: Includes working lands, conservation areas, and natural buffers that enhance the rural landscape and limit conflicts between residential and agricultural uses.

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

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

DEVELOPMENT INTENSITY

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

B3 CODE CONSIDERATIONS

Applies mostly to: P5 (Core)

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

APPROPRIATE LAND USES

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

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

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

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

GUIDANCE AND INTERPRETATION

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

INDUSTRIAL

MAP LEGEND:
 (Page 5-8)



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



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.

TOOLS FOR COMMUNITY IMAGE

BASTROP'S CERTIFICATE OF AUTHENTICITY

Preserving Bastrop's unique character requires a comprehensive strategy that embraces its natural environment, cultural heritage, and community values. While the physical form of the built environment plays a role, sustaining Bastrop's identity extends beyond architecture alone.

PROTECTING HISTORIC FABRIC AND CULTURAL HERITAGE

Bastrop's rich history is reflected in its downtown, neighborhoods, the Colorado River, and iconic landmarks. To maintain this heritage:

- Policies should encourage the preservation of historic buildings and structures through incentives for restoration and adaptive reuse.
- Heritage tourism efforts can showcase Bastrop's past, drawing visitors to experience its unique identity and historical significance.
- Efforts should prioritize retaining authentic cultural elements rather than allowing gentrification to alter Bastrop's historical roots.
- Investing in sidewalks that connect public spaces and natural resources to promote social interaction.
- Streetscape standards such as landscaping and lighting, can further enhance the aesthetic appeal of Bastrop.

PRESERVING THE PINEY WOODS AND HOUSTON TOAD HABITAT

Bastrop is home to the Piney Woods ecosystem and the endangered Houston Toad, both of which are vital to the region's ecological balance and identity. To preserve these assets:

- Conservation easements, habitat restoration programs, and partnerships with environmental groups can help protect sensitive areas.
- Trail systems and parks should be designed to provide recreational opportunities while safeguarding critical habitats.
- Educational programs can promote awareness about the Houston Toad and the importance of environmental stewardship.

SUPPORTING A VIBRANT LOCAL ECONOMY

A thriving local economy built on small-scale enterprises and locally-owned businesses is essential to Bastrop's character. To support this:

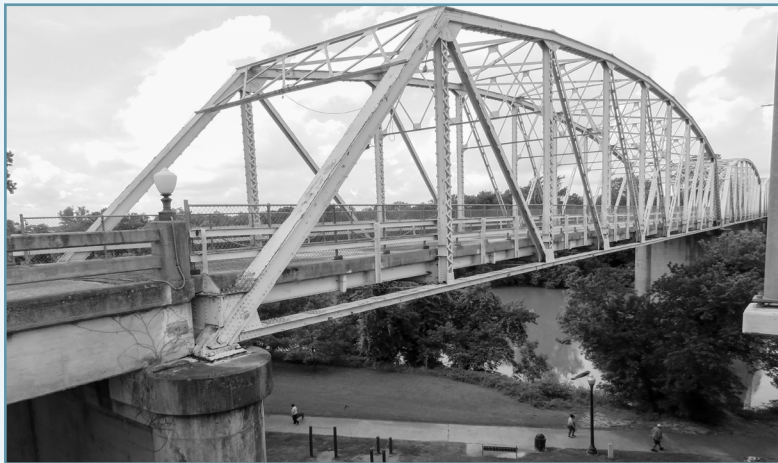
- Incentives for local businesses, artisan markets, and cultural events can encourage entrepreneurship while strengthening community ties.
- Encouraging locally owned businesses in downtown and key activity centers helps foster a sense of place to enhance walkability and mobility

PROMOTING HERITAGE AND COMMUNITY EVENTS

Promoting cultural and community events in downtown Bastrop is crucial to maintaining its unique identity and fostering social connections. To support this:

- Organizing festivals, parades, and seasonal events can celebrate Bastrop's rich heritage and attract visitors.
- Supporting local artists, musicians, and performers can enhance the cultural vibrancy of the downtown area.
- Collaborations with local businesses and organizations can ensure these events reflect the town's values and traditions.

By blending historic preservation, environmental protection, economic vitality, improved mobility, and promoting heritage events, Bastrop can maintain its small-town character while adapting to future growth in a way that celebrates its past, protects its environment, and fosters a strong sense of community.



Photos from Bastrop that capture the town's cultural heritage, historical depth, and emotional connection with residents.

BEST PRACTICES FOR PLANNED DEVELOPMENT DISTRICTS (PDDs)

CITY OF FRISCO

PDDs FOR MIXED-USE AND WALKABILITY

Best Practice: Frisco's Planned Development (PD) Ordinance integrates PDDs into their by requiring them to align with specific place types such as Urban Centers, Mixed-Use, or Transit-Oriented Developments (TODs).

- *Require clear design standards in PDDs, including pedestrian-friendly streets, mixed-use compatibility, and transitions between residential and commercial.*
- *Use Form-Based Code elements in PDDs to ensure walkable, aesthetically cohesive developments.*

Example: Frisco Square (a PDD-designed walkable district with retail, offices, and residential uses).

CITY OF MCKINNEY

PDD PERFORMANCE STANDARDS

Best Practice: McKinney requires that PDDs meet performance-based zoning criteria, ensuring compatibility with nearby development through land use intensity, connectivity, and design.

Establish a review framework that requires PDD proposals to demonstrate how they:

- *Support goals and FLUM.*
- *Provide measurable public benefits, such as infrastructure improvements or park space.*
- *Include a phased development plan with clear timelines.*

Example: McKinney's District 121, a business and entertainment district, uses PDD zoning with strict architectural and connectivity standards.



Downtown McKinney, TX

CITY OF ROUND ROCK

PDDs FOR EMPLOYMENT AND INNOVATION

Best Practice: Round Rock's PDDs support employment centers and industrial growth while ensuring compatibility with residential areas through buffering, landscaping, and traffic management.

- *Create Employment-Based PDDs that allow for a mix of office, light industrial, and business park uses.*
- *Require that industrial and commercial PDDs include green buffers and enhanced infrastructure, similar to Round Rock's strategy.*

Example: Round Rock's La Frontera PDD, a mixed-use employment and residential center near major highways.



New Braunfels, TX

CITY OF NEW BRAUNFELS

PDDs FOR CONSERVATION AND OPEN SPACE

Best Practice: New Braunfels uses PDDs to protect environmentally sensitive areas while allowing controlled development. These PDDs integrate parks, trails, and conservation easements into the land use framework.

- Establish Conservation-Oriented PDDs that require open space dedication, tree preservation, and waterway protection.
- Use PDDs as a tool for clustered development, keeping sensitive areas intact while allowing for housing or commercial uses.

Example: The Veramendi PDD, a master-planned community that integrates nature preservation with mixed-use development.

RECOMMENDATIONS FOR BASTROP'S PDDs

DEFINE PDD CATEGORIES

- Mixed-Use PDDs (similar to Frisco & McKinney) for downtown areas and corridors.
- Employment & Innovation PDDs (like Round Rock) to attract business and light industry.
- Conservation-Based PDDs (like New Braunfels) to protect Bastrop's natural resources.

UPDATE PDD REVIEW CRITERIA

- Require a public benefit statement (e.g., infrastructure upgrades, parks, affordable housing).
- Establish performance measures (traffic impact, open space requirements, pedestrian access).

ENHANCE COMPATIBILITY STANDARDS

- In historic or scenic areas, require PDDs to follow strict architectural guidelines (like Georgetown).
- Use buffering and transition zones for PDDs near single-family neighborhoods.

INCORPORATE FORM-BASED CODE PRINCIPLES

- Require building form, street design, and walkability elements in PDD approvals.
- Limit excessive parking lots and encourage shared parking and pedestrian-friendly layouts.



GOALS AND OBJECTIVES

Chapter 5, Land Use and Community Image update establishes the City's policies for future land use and development. Recommended code updates are tied to these policies and serve as the primary tools for achieving the City's preferred development vision. These ordinance initiatives are also consolidated into a handful of Land Use and Community Image goals and objectives. Many of these goals and objectives can be directly applied to zoning decisions or amended to align with updates to the development code. The land use categories referenced in this chapter correspond to those established in the City's development code, where specific land uses and standards apply.



Two of the three homes pictured above were constructed after 2000 in accordance with locally adopted design guidelines. The image illustrates how provisions on building scale and placement (and in this case architectural style) can be transferred to Neighborhood Commercial or Mix-Use Corridor Commercial land use category through ordinance amendments.

FIGURE 5.9. LAND USE AND COMMUNITY IMAGE, GOALS, OBJECTIVES & STRATEGIES

GOAL 5.1: UTILIZE THE FUTURE LAND USE PLAN AND B3 CODE PLACE TYPES TO GUIDE DEVELOPMENT AND REDEVELOPMENT DECISIONS IN BASTROP AND ITS ETJ.
Objective 5.1: Ensure all development decisions are aligned with the adopted Future Land Use Plan and Place Types
Strategy 5.1.1: Interpret and apply the recommendations of the Future Land Use Plan, and other applicable provisions of the Plan Update to applications and other solicitations of City support that are related to land use or development in the City of Bastrop's area of jurisdiction.
Strategy 5.1.2: Pro-actively implement Future Land Use Plan recommendations through the initiation of ordinance amendments or special studies.
Strategy 5.1.3: Direct new development in alignment with the City's long-term growth potential strategy as depicted in the Growth Potential Map.
Strategy 5.1.4: Regularly evaluate plan consistency and update tools to reflect evolving land use trends and community feedback.

COMMUNITY IMAGE.

FIGURE 5.9. LAND USE AND COMMUNITY IMAGE, GOALS, OBJECTIVES & STRATEGIES

GOAL 5.2: ENHANCE COMMUNITY CHARACTER BY USING CONTEXT-SENSITIVE REGULATIONS OR INCENTIVES
Objective 5.2: Ensure all development decisions are aligned with the adopted Future Land Use Plan and Place Types
Strategy 5.2.1: Establish overlay districts (e.g., historic preservation, neighborhood conservation, river districts) to reinforce the identity and character of Bastrop's neighborhoods.
Strategy 5.2.2: Engage residents in identifying key neighborhood character elements to inform overlay districts and conservation efforts.
Strategy 5.2.3: Encourage the inclusion of public art, culturally reflective design, and placemaking elements in new development and redevelopment through voluntary guidelines, incentives, and partnerships with local artists and cultural groups.
Strategy 5.2.4: Implement stronger design standards and guidelines for new developments near historical assets to ensure compatibility with Bastrop's heritage, including transitional zoning standards to protect low-density residential areas.
GOAL 5.3: EXPAND PARK ACCESS BY INTEGRATING RECREATIONAL OPPORTUNITIES INTO LAND DEVELOPMENT.
Objective 5.3: Expand park and river access by integrating recreational opportunities into land development.
Strategy 5.3.1: Use development regulations to require or incentivize the dedication of land or fees-in-lieu for neighborhood parks and trail corridors in new subdivisions.
Strategy 5.3.2: Using the Parks Master Plan, identify priority areas for trail and park connectivity and integrate them into the City's development review process.
Strategy 5.3.3: Strengthen open space requirements for residential developments to preserve natural features and provide recreational amenities.
Strategy 5.3.4: Enhance public access to the Colorado River through new park amenities, trails, and public entry points
Strategy 5.3.5: Partner with regional and state agencies to improve recreational infrastructure and wayfinding along the riverfront.
Strategy 5.3.6: Identify key opportunity sites for riverfront development that balances public access, environmental conservation, and floodplain management.
GOAL 5.4: PROTECT THE UNIQUE CHARACTER OF LOW-DENSITY NEIGHBORHOODS AND MAINTAIN THE CITY'S SMALL-TOWN ATMOSPHERE.
Objective 5.4: Guide growth and development in a way that protects Bastrop's historical, cultural, and environmental assets.
Strategy 5.4.1: Direct growth away from key historical and environmental assets (i.e., Colorado River and Houston Toad Habitat) east of the Colorado River, promoting sustainable development patterns to the west.
Strategy 5.4.2: Implement buffer zoning standards between higher-density and low-density areas to preserve Bastrop's small-town character while accommodating growth and preserving historic assets.
Strategy 5.4.3: Use design guidelines and place type regulations to ensure new development reinforces the small-town character and scale of Bastrop.
Strategy 5.4.4: Coordinate land use and conservation planning to protect ecological and cultural landscapes.
GOAL 5.5: PROMOTE BALANCED, CONTEXT-SENSITIVE DEVELOPMENT THAT RESPECTS THE CHARACTER OF ESTABLISHED NEIGHBORHOODS AND COMMUNITY EXPECTATIONS.
Objective 5.5: Encourage growth patterns that preserve natural assets and reflect the community's vision for appropriate development locations.
Strategy 5.5.1: Establish development limits east of the Colorado River, ensuring that new development focuses on preserving the river corridor, floodplain, and natural habitat while encouraging growth to the west.
Strategy 5.5.2: Encourage growth to the west where infrastructure and future land use plans support long-term development.
Strategy 5.5.3: Update zoning to ensure clarity regarding where mixed-use developments are appropriate, while maintaining the integrity of established residential neighborhoods.
Strategy 5.5.4: Maintain the integrity of established residential neighborhoods through context-sensitive zoning and development standards.

IMPLEMENTATION

FINAL GUIDANCE

The updated goals and strategies for the **Chapter 2: Community Growth** and **Chapter 5: Land Use and Community Image** reflect a thoughtful response to shifts in development trends, community feedback, and the City's desire to move away from a form-based code approach.

The 2025 Plan Update aims to guide growth in a way that is more flexible, context-sensitive, and aligned with Bastrop's values and long-term vision. Revisiting the planning framework, land use categories, and goals served as a way to recalibrate and manage future growth. Though limited in scope, the Plan Update will influence other plan elements such as infrastructure, transportation, and economic development.

Implementation should be coordinated with the broader plan and prioritized based on:

- *Timing and location of development activity;*
- *Availability of funding and staff resources;*
- *Opportunities for partnerships and grants; and*
- *Alignment with ongoing or upcoming planning efforts.*

NEXT STEPS

To put this Plan Update into action, the following next steps are recommended for City Council and staff consideration:

1. **Align Decision-Making with Updated Goals.**

Ensure that all components of the plan, including the Growth Principles, Growth Policies (Chapter 2) and the Goal, Objectives, and Strategies outlined throughout, are consistently used to inform development decisions such as zoning changes, subdivision approvals,

annexations, and infrastructure investments. Staff reports and recommendations should explicitly reference the updated goals as part of the evaluation criteria.

2. **Prepare Targeted Amendments to the Zoning Code.**

While the Plan Update moves away from a form-based approach, the B3 Code and zoning map should be refined to better reflect the new direction. Priority updates could include:

- *Clarifying where and how mixed-use development is appropriate;*
- *Establishing development limits and conservation overlays east of the Colorado River; and*
- *Enhancing open space and buffer requirements to protect neighborhood character.*

3. **Coordinate Across Plan Elements and Departments.**

As such, implementation should be coordinated with:

- *Upcoming capital improvement planning efforts;*
- *Park and trail connectivity priorities from the Parks Master Plan;*
- *Infrastructure capacity assessments in target growth areas.*

4. **Develop an Implementation Matrix.**

A tracking tool will support transparency and accountability, consider creating a matrix that links each goal and objective to:

- *Lead departments or staff roles;*
- *Suggested timelines (short, mid, or long term);*
- *Potential funding sources; and*
- *Key performance indicators for tracking progress.*

5. Continue Community and Stakeholder Engagement. The City should engage neighborhood groups, developers, and regional partners to:

- *Communicate the purpose and direction of the updated land use strategy;*
- *Build consensus around conservation and growth priorities;*
- *Identify challenges and opportunities for implementation.*

6. Reassess Regularly.

- *As Bastrop grows and evolves, the land use framework should remain a living tool. Annual reviews, coordinated with budgeting and CIP discussions, can help assess progress, identify needs, and adjust strategies based on new development patterns, market shifts, or community feedback.*



EXECUTIVE SUMMARY MEMORANDUM**To:** James Cowey, Development Services Director**From:** Ylda Capriccioso, Halff Associates, Inc.**Date:** May 21, 2025**Subject:** Land Use Plan Update – Summary of Revisions Since Last Council Meeting

Following feedback received at the previous City Council meeting, we have made several targeted updates to both the Land Use Plan Map and the report narrative to better reflect community input and planning priorities. Below is a summary of the changes:

MAP UPDATES

- **Area Behind Buc-ee's**
Changed from *Neighborhood Residential (yellow)* to *Conservation Rural/Estate (light yellow)*
Why? To protect rural character and limit development on challenging terrain.
- **Downtown Area (Purple)**
Refined the *Downtown Bastrop (purple)* designation to Downtown Commercial to focus on the core area with *purple hatching* identified for mixed-use development.
Why? To emphasize a concentration of mixed uses in the downtown core and encourage continued investment in this area.
- **Downtown Edges**
Converted portions of the *Downtown Bastrop (purple)* designation to *Neighborhood Residential (yellow)* and *Neighborhood Commercial (pink)* along specific intersections and corridors.
Why? To better reflect existing residential patterns and support future mixed-use development aligned with local character.

REPORT UPDATES

- **Residential Conservation/Estate**
Clarified the recommended level of development intensity.
Why? To protect rural character and prevent urban-scale development in low-density areas.
- **Downtown Focus**
Refined language describing the *Downtown Bastrop (purple)* designation to Downtown Commercial to highlight its concentration in the mixed-use core.
Why? To support focused investment and planning efforts in the most active part of downtown.
- **Neighborhood Conversion**
Updated references to areas where the *Downtown Bastrop (purple)* designation was changed to *Neighborhood Residential* and *Neighborhood Commercial*.
Why? To better align with existing land uses and support appropriately scaled mixed-use development.



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Conduct a public hearing, consider and act on Resolution No. R-2025-80, approving the consent to the creation of a Municipal Utility District (MUD) to be known as Bastrop County Municipal Utility District No. 5, located west of State Highway 304 and North of Lower Red Rock Road, with a portion of the property being located within the 1-mile Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, and the remainder of the property being located within the Voluntary ETJ of the City of Bastrop, as attached in Exhibit "A". Also commonly known as Ironwood Development.

AGENDA ITEM SUBMITTED BY:

Submitted by: Andres Rosales, Assistant City Manager

BACKGROUND/HISTORY:

The Bastrop County Municipal Utility District No. 5 ("District"), also commonly known as Ironwood Development, is located west of SH 304 and north of Lower Red Rock Road. WB Bastrop Land, LLC has submitted a petition for consent to the creation of a Municipal Utility District (MUD). The City has established a Development Agreement with the developer, WB Bastrop Land, LLC.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code. The District will contain an area of 289.249 acres of land situated in Bastrop County as described in Exhibit A of Attachment 1 and shown in Attachment 2. The Land to be included in the district is within the extraterritorial jurisdiction (ETJ) of the City of Bastrop.

The District plans to make infrastructure, roads, and park improvements estimated to be approximately \$66,785,000.00. The City of Bastrop understands the need for housing in the region and wishes to support development within Bastrop County and its request for the expansion of its boundaries.

Notice was provided in the Elgin Courier on April 16, 2025. Notice was sent to each address located within 500 feet of the project.

On May 1, 2025, the Planning and Zoning Commission held a public hearing and made a recommendation to City Council to approve the consent to the creation of a Municipal Utility District (MUD) to be known as Bastrop County Municipal Utility District No. 5 with an amendment to include meets and bounds to confirm the property is not encroaching into adjacent properties. The motion passed six to one.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Conduct a public hearing, consider and act on Resolution No. R-2025-80, approving the consent to the creation of a Municipal Utility District (MUD) to be known as Bastrop County Municipal Utility District No. 5, located west of State Highway 304 and North of Lower Red Rock Road, with a portion of the property being located within the 1-mile Extraterritorial Jurisdiction (ETJ) of the City of Bastrop, and the remainder of the property being located within the Voluntary ETJ of the City of Bastrop, as attached in Exhibit "A". Also commonly known as Ironwood Development.

ATTACHMENTS:

1. Resolution No. R-2025-80
2. Exhibit A-1: Legal Description
3. Exhibit A-2: Metes and Bounds Description & Boundary Survey
4. Attachment 1: Petition for Consent to the Creation of a Municipal Utility District
5. Attachment 2: Proposed concept plan

RESOLUTION NO. R-2025-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE CONSENT TO THE CREATION OF A MUNICIPAL UTILITY DISTRICT TO BE KNOWN AS BASTROP COUNTY MUNICIPAL UTILITY DISTRICT NO. 5; ALSO KNOWN AS IRONWOOD DEVELOPMENT; 289.249 +/- ACRES OF LAND LOCATED WITHIN THE MOZEA ROUSSEAU SURVEY, ABSTRACT NO. 56, WEST OF STATE HIGHWAY 304 AND NORTH OF LOWER RED ROCK ROAD, WITH A PORTION OF THE PROPERTY BEING LOCATED WITHIN THE 1-MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BASTROP, AND THE REMAINDER OF THE PROPERTY BEING LOCATED WITHIN THE VOLUNTARY ETJ OF THE CITY OF BASTROP, AS ATTACHED IN EXHIBIT A-1 & A-2; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of Bastrop (the “City”) received a Petition for Consent to Creation of a Municipal Utility District and inclusion of 289.249 acres of land, more or less, which land is described by metes and bounds in Exhibit A-1 save and except the land described in Exhibit A-2 (the “Land”); and

WHEREAS, Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code provide that land within the corporate limits or extraterritorial jurisdiction of a city may not be included within a municipal utility district without the city’s consent; and

WHEREAS, Chapter 54 of the Texas Water Code authorizes the City to impose certain terms and conditions in connection with granting the City’s consent to the creation of the municipal utility district; and

WHEREAS, the City agrees to manifest its support pursuant to Section 42.042, Texas Local Government Code and Section 54.016, Texas Water Code.

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

- Section 1.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.
- Section 2. Execution:** The City Council approves and authorizes the execution of the consent to creation of Bastrop County Municipal Utility District No. 5, over the 289.249 +/- acres of land as described in Exhibit A-1 & A-2 of.
- Section 3.** The City Council grants the authorization to execute any documents necessary to effectuate this Resolution.
- 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 **27th day of May, 2025.**

[Signature Page Follows]

THE CITY OF BASTROP, TEXAS:

John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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



EXHIBIT A-1Red Rock Tract
289.413 AcresLEGAL DESCRIPTION

FIELD NOTES FOR A 289.413 ACRE TRACT OF LAND SITUATED IN THE MOZEA ROUSSEAU SURVEY, ABSTRACT NO. 56, BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 289.5 ACRE TRACT OF LAND AS CONVEYED TO DAVID C. MCFARLAND AND ANN L. MCFARLAND BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201914775 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 289.413 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found on the southwest right-of-way line of State Highway 304 (120 feet wide) as dedicated in Volume 130, Pages 366 and 441 of the Deed Records of Bastrop County, Texas, at the intersection with the southeast right-of-way line of Lower Red Rock Road (a/k/a County Road 108) (width varies) as dedicated in Cabinet 4, Pages 39B, 82A and 109A of the Plat Records of Bastrop County, Texas, and at the northeast corner of Lot 1 of CEDAR CREEK BEND PHASE 3, a subdivision recorded in Cabinet 4, Page 109A of the Plat Records of Bastrop County, Texas; Thence, with the southwest right-of-way of said State Highway 304 and the northeast terminus of said Lower Red Rock Road, N 24°51'23" W a distance of 58.06 feet to a calculated point on the approximate centerline of said Lower Red Rock Road, at the most easterly corner of the above described McFarland Tract, for the most easterly corner and **POINT OF BEGINNING** of the herein described tract, from which a 5/8-inch iron rod with cap stamped "5085" found at the intersection of the northeast right-of-way line of said State Highway 305 and the northwest right-of-way of Lower Red Rock Road, and at the most southerly corner of Lot 8, Block 'A' of CASSENA RANCH, a subdivision recorded in Cabinet 5, Page 102B of the Plat Records of Bastrop County, Texas, bears N 33°23'49" E a distance of 143.24 feet;

THENCE, with the approximate centerline of said Lower Red Rock Road and the southeast line of said McFarland Tract, S 42°38'31" W a distance of 3,485.13 feet to a calculated point at the intersection with the approximate centerline of Bob's Trail (a/k/a County Road 109) (width varies, no deed of record found), for the most southerly corner of the herein described tract;

THENCE, with the approximate centerline of said Bob's Trail and the southerly lines of said McFarland Tract, the following six (6) courses:

- 1) N 46°37'22" W a distance of 644.19 feet to a calculated angle point for corner;
- 2) N 47°30'22" W a distance of 484.70 feet to a calculated angle point for corner;
- 3) N 47°33'28" W a distance of 726.11 feet to a calculated angle point for corner;
- 4) N 47°55'19" W a distance of 693.67 feet to a calculated point of curvature of a curve to the left;

- 5) Along said curve to the left, an arc distance of 173.00 feet, having a radius of 220.22 feet, a central angle of 45°00'41" and a chord which bears N 70°25'40" W a distance of 168.59 feet to a calculated point of tangency; and
- 6) S 87°04'00" W a distance of 784.64 feet to a calculated point at the southwest corner of said McFarland Tract, and at the southeast corner of a called 100.06 acre tract of land as conveyed to Janis Marie Gills, Karen Sue Cathey, Jacquelyn Kaye Bigham And Darcus Ann Cathey by Warranty Deed recorded in Volume 284, Page 20 of the Deed Records of Bastrop County, Texas, for the southwest corner of the herein described tract;

THENCE, with the west line of said McFarland Tract and the east line of said 100.06 acre tract and continuing over and across the occupied right-of-way of said Bob's Trail, N 01°52'43" W a distance of 12.93 feet to a calculated point at the most westerly corner of said McFarland Tract, and at the most southerly corner of the remainder of a called 349 acre tract of land as described by Deed recorded in Volume 182, Page 723 of the Deed Records of Bastrop County, Texas and as conveyed to Patricia Ann Jacobs by Executrix's Deeds recorded in Document Numbers 201308783, 201308784, 201308785 and 201308786, all of the Official Public Records of Bastrop County, Texas and in Volume 114, Page 881 of the Probate Minutes of Bastrop County, Texas, for the most westerly corner of the herein described tract, from which a found 1/2-inch iron rod bears N 21°40'15" W a distance of 2.08 feet;

THENCE, generally along a fence, with the northwest line of said McFarland Tract and the southeast line of said Jacobs Tract, the following four (4) courses:

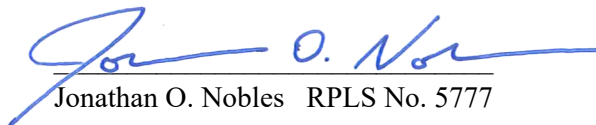
- 1) N 45°55'45" E, pass a fence post found on the occupied north right-of-way line of said Bob's Trail at a distance of 14.63 feet, and continuing on for a total distance of 2,275.05 feet to a 1/2-inch iron rod found at the most southerly corner of a called 15.000 acre tract of land as described by Deed of Gift recorded in Volume 402, Page 340 of the Deed Records of Bastrop County, Texas, for an angle point;
- 2) N 45°34'31" E a distance of 927.91 feet to a 1/2-inch iron rod found at the most easterly corner of said 15.000 acre tract, for an angle point;
- 3) N 45°14'30" E a distance of 647.74 feet to a fence post found for an angle point; and
- 4) N 67°14'32" E a distance of 1,463.85 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the curving southwest right-of-way of said State Highway 304, at an easterly corner of a remaining portion of said Jacobs Tract, and at the most northerly corner of said McFarland Tract, for the most northerly corner of the herein described tract;

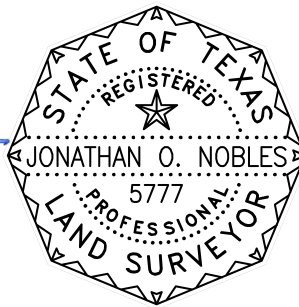
THENCE, with the southwest right-of-way of said State Highway 304 and the northeast line of said McFarland Tract, along a curve to the left, an arc distance of 389.16 feet, having a radius of 2,351.83 feet, a central angle of 09°28'51" and a chord which bears S 19°38'49" E a distance of 388.71 feet to a TXDOT Type I concrete monument found for a point of tangency;

THENCE, continuing with the southwest right-of-way of said State Highway 304 and the northeast line of said McFarland Tract, S 24°23'14" E, pass a found TXDOT Type I concrete monument at a distance of 1,923.20 feet, pass a 1/2-inch iron rod with cap stamped "BGE Inc" set at the intersection with the occupied northwest right-of-way of said Lower Red Rock Road at a distance of 2,252.54 feet, and continuing on for a total distance of 2,282.12 feet to the **POINT OF BEGINNING** and containing 289.413 acres of land, more or less.

Note: The area of occupied right-of-way that falls inside the above described tract is 3.742 acres.

I hereby certify that these notes were prepared by a survey made on the ground by BGE, Inc., under my supervision on September 10, 2021 and are true and correct to the best of my knowledge. A survey plat of even date accompanies this description.


Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 787
Telephone: (512) 879-0400
TBPELS Licensed Surveying Firm No. 10106502



12/13/2021

Date

Client: Wan Bridge, LLC
Date: December 8, 2021
Revised: December 13, 2021
Job No: 9294-00

BASIS OF BEARING:

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

Wan Bridge, LLC
0.164 Acre
9294-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 0.164 ACRE (7,134 SQUARE FOOT) TRACT OF LAND SITUATED IN THE MOZEA ROUSSEAU SURVEY, ABSTRACT NO. 56, BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 289.413 ACRE TRACT OF LAND AS CONVEYED TO WB BASTROP LAND LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126850 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 0.164 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

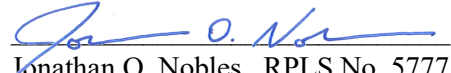
COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "BGE INC" set on the southwest right-of-way line of State Highway 304 (120 feet wide) as dedicated in Volume 130, Pages 366 and 441 of the Deed Records of Bastrop County, Texas, at the most northerly corner of the above described WB Bastrop Tract, and at an easterly corner of a remaining portion of a called 349 acre tract of land as described by Deed recorded in Volume 182, Page 723 of the Deed Records of Bastrop County, Texas and as conveyed to Patricia Ann Jacobs by Executrix's Deeds recorded in Document Numbers 201308783, 201308784, 201308785 and 201308786, all of the Official Public Records of Bastrop County, Texas and in Volume 114, Page 881 of the Probate Minutes of Bastrop County, Texas; Thence, with a northwest line of said WB Bastrop Tract and a southeast line of said Jacobs Tract, S 67°14'32" W a distance of 1,279.66 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the east corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, over and across said WB Bastrop Tract, generally along a fence, S 55°35'56" W a distance of 383.80 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on a northwest line of said WB Bastrop Tract and a southeast line of said Jacobs Tract, from which a 1/2-inch iron rod found at the most easterly corner of a called 15.000 acre tract of land as described by Deed of Gift recorded in Volume 402, Page 340 of the Deed Records of Bastrop County, Texas, bears S 45°14'30" W a distance of 440.97 feet, for the south corner of the herein described tract;

THENCE, with a northwest line of said WB Bastrop Tract and a southeast line of said Jacobs Tract, N 45°14'30" E a distance of 206.77 feet to a fence post found at an angle point on the common line of said WB Bastrop Tract and said Jacobs Tract, for an angle point of the herein described tract;

THENCE, continuing with a northwest line of said WB Bastrop Tract and a southeast line of said Jacobs Tract, N 67°14'32" E a distance of 184.19 feet to the **POINT OF BEGINNING** and containing 0.164 acre (7,134 square feet) of land, more or less.

I hereby certify that these notes were prepared by a survey made on the ground by BGE, INC., under my supervision on September 10, 2021 and are true and correct to the best of my knowledge. A sketch accompanies this description.

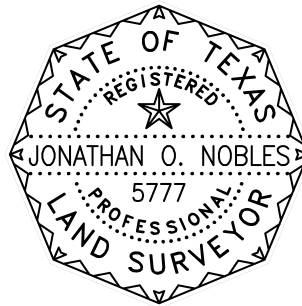

Jonathan O. Nobles RPLS No. 5777

BGE, INC.

101 West Louis Henna Blvd., Suite 400
Austin, Texas 787

Telephone: (512) 879-0400

TBPELS Licensed Surveying Firm No. 10106500



05/23/2025

Date

Client: Wan Bridge, LLC
Date: May 23, 2025
Job No: 9294-00

BASIS OF BEARING:

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

SKETCH TO ACCOMPANY METES & BOUNDS DESCRIPTION

PATRICIA ANN JACOBS
 REMAINDER OF A CALLED 349 ACRES
 AS DESCRIBED IN
 VOL. 182, PG. 723 D.R.B.C.
 (AS CONVEYED IN DOC. NOS.
 201308783, 201308784, 201308785
 & 201308786 O.P.R.B.C.
 & VOL. 114, PG. 881 P.M.B.C.)

MOZEA ROUSSEAU SURVEY,
 ABSTRACT NO. 53

STATE HIGHWAY 304
 120' R.O.W.
 VOL. 130, PGS. 366 & 441 D.R.B.C.

P.O.R.

{N 70° E}
 [N 70° E]
 N 67°14'32" E 1,463.85'
 S 67°14'32" W 1,279.66'

P.O.B.

0.164 ACRE
 7,134 SQUARE FEET

LEGEND

DOC.	DOCUMENT
D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
NO.	NUMBER
NOS.	NUMBERS
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.M.B.C.	PROBATE MINUTES OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	RECORD INFO., DOC. 201914775 O.P.R.B.C.
[]	RECORD INFO., VOL. 1194, PG. 715 O.P.R.B.C.
{ }	RECORD INFO., VOL. 182, PG. 723 D.R.B.C.
●	FOUND 1/2-INCH IRON ROD
●	FOUND FENCE POST
○	SET 1/2-INCH IRON ROD
—x—	W/CAP STAMPED "BGE INC"
	BARBED WIRE FENCE

WB BASTROP LAND LLC
 CALLED 289.413 ACRES
 DOC. NO. 202126850
 O.P.R.B.C.

(N 45°14'30" E 647.74')
 N 45°14'30" E 647.74'
 S 45°14'30" W 440.97'

PATRICIA ANN JACOBS
 CALLED 125.456 ACRES
 DOC. NO. 201308785 O.P.R.B.C.
 PATRICIA ANN JACOBS
 CALLED 45.000 ACRES
 DOC. NOS. 201308783
 & VOL. 402, PG. 340
 O.P.R.B.C.

BEARING BASIS

BEARING ORIENTATION IS BASED ON
 THE TEXAS STATE PLANE COORDINATE
 SYSTEM, CENTRAL ZONE 4203, NAD83

NOTE:

IMPROVEMENTS SHOWN
 LOCATED ON 9/10/21.



BGE, Inc.

101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10106500

SCALE: 1"=100'

SHEET 3

OF 3

164

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FAX (713) 860-6401
abhr.com

Direct Line: (713) 860-6424
Direct Fax: (713) 860-6624

lsotirake@abhr.com

Linda F. Sotirake
Legal Assistant

August 30, 2023

VIA OVERNIGHT DELIVERY AND EMAIL (citysec@cityofbastrop.org)

Ms. Ann Franklin
City Secretary
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Bastrop County Municipal Utility District No. 5 (the "District")-Creation
of 289.413-acre tract of land

Dear Ms. Franklin:

Enclosed for review and consideration by the City of Bastrop (the "City") please
find a Petition for Consent to the Creation of a Municipal Utility.

Should you have any questions or need additional information, please feel free to
call me at (713) 860-6424. Thank you for your attention to this matter.

Sincerely,



Linda F. Sotirake
Legal Assistant

Enclosure

cc: Mr. Rezzin Pullum, City Attorney
(via email rezzin@texasmunicipallawyers.com)

PETITION FOR CONSENT TO THE CREATION
OF A MUNICIPAL UTILITY DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BASTROP, TEXAS:

WB BASTROP LAND LLC, a Texas limited liability company (the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petitions the City Council of the City of Bastrop, Texas, for its written consent to the creation of a municipal utility district and would show the following:

I.

The name of the proposed District shall be BASTROP COUNTY MUNICIPAL UTILITY DISTRICT NO. 5, or the next available numerical designation (the "District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The District shall contain an area of 289.413 acres of land, more or less, situated in Bastrop County, Texas, as described by metes and bounds in **Exhibit A** (the "Land"). The Land to be included in the District is within the extraterritorial jurisdiction of the City of Bastrop, Texas (the "City"). All of the Land proposed to be included may properly be included in the District.

IV.

The Petitioner holds fee simple title to the Land. The Petitioner hereby represents that it owns a majority in value of the Land which is proposed to be included in the District, as indicated by the tax rolls of the Bastrop Central Appraisal District.

V.

The Petitioner represents that there are no lienholders on the Land and that there are no residents on the Land.

VI.

The general nature of the work proposed to be done by the District at the present time is the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of a waterworks and sanitary sewer system for residential and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such additional facilities, including roads, parks and recreation facilities, systems, and enterprises as shall be consistent with all of the purposes for which the District is created.

IX.

There is, for the following reasons, a necessity for the above-described work. The area proposed to be within the District is urban in nature, is within the growing environs of the City, and is in close proximity to populous and developed sections of Bastrop County, Texas. There is not now available within the area, which will be developed for residential and commercial uses, an adequate waterworks system, sanitary sewer system, or drainage and storm sewer system, or roads, or parks and recreational facilities. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system, roads, and parks and recreational facilities. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system, and drainage and storm sewer system, roads, and parks and recreational facilities to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

X.

A preliminary investigation has been made to determine the cost of the proposed District's waterworks system, sanitary sewer system, and drainage and storm sewer system projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$51,450,000.

XI.

A preliminary investigation has been made to determine the cost of the proposed District's road projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$11,830,000.

XII.

A preliminary investigation has been made to determine the cost of the proposed District's park and recreational facilities, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$3,415,000.

XII.

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$66,785,000.

WHEREFORE, the Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Land within the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED this 28 day of August, 2023.

WB BASTROP LAND LLC
a Texas limited liability company

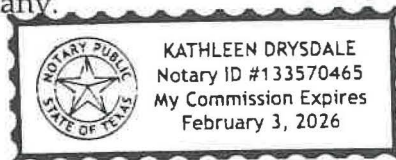
By: 

Name: Ting Qiao

Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on this 28th day of August, 2023, by Ting Qiao, Manager of **WB BASTROP LAND LLC**, a Texas limited liability company, on behalf of said limited liability company.



(NOTARY SEAL)


Notary Public, State of Texas

EXHIBIT A

Red Rock Tract
289.413 AcresLEGAL DESCRIPTION

FIELD NOTES FOR A 289.413 ACRE TRACT OF LAND SITUATED IN THE MOZEA ROUSSEAU SURVEY, ABSTRACT NO. 56, BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 289.5 ACRE TRACT OF LAND AS CONVEYED TO DAVID C. MCFARLAND AND ANN L. MCFARLAND BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201914775 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 289.413 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE, with the approximate centerline of said Lower Red Rock Road and the southeast line of said McFarland Tract, S 42°38'31" W a distance of 3,485.13 feet to a calculated point at the intersection with the approximate centerline of Bob's Trail (a/k/a County Road 109) (width varies, no deed of record found), for the most southerly corner of the herein described tract;

THENCE, with the approximate centerline of said Bob's Trail and the southerly lines of said McFarland Tract, the following six (6) courses:

- 1) N 46°37'22" W a distance of 644.19 feet to a calculated angle point for corner;
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- 3) N 47°33'28" W a distance of 726.11 feet to a calculated angle point for corner;
- 4) N 47°55'19" W a distance of 693.67 feet to a calculated point of curvature of a curve to the left;

- 5) Along said curve to the left, an arc distance of 173.00 feet, having a radius of 220.22 feet, a central angle of 45°00'41" and a chord which bears N 70°25'40" W a distance of 168.59 feet to a calculated point of tangency; and
- 6) S 87°04'00" W a distance of 784.64 feet to a calculated point at the southwest corner of said McFarland Tract, and at the southeast corner of a called 100.06 acre tract of land as conveyed to Janis Marie Gills, Karen Sue Cathey, Jacquelyn Kaye Bigham And Darcus Ann Cathey by Warranty Deed recorded in Volume 284, Page 20 of the Deed Records of Bastrop County, Texas, for the southwest corner of the herein described tract;

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- 2) N 45°34'31" E a distance of 927.91 feet to a 1/2-inch iron rod found at the most easterly corner of said 15.000 acre tract, for an angle point;
- 3) N 45°14'30" E a distance of 647.74 feet to a fence post found for an angle point; and
- 4) N 67°14'32" E a distance of 1,463.85 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the curving southwest right-of-way of said State Highway 304, at an easterly corner of a remaining portion of said Jacobs Tract, and at the most northerly corner of said McFarland Tract, for the most northerly corner of the herein described tract;

THENCE, with the southwest right-of-way of said State Highway 304 and the northeast line of said McFarland Tract, along a curve to the left, an arc distance of 389.16 feet, having a radius of 2,351.83 feet, a central angle of 09°28'51" and a chord which bears S 19°38'49" E a distance of 388.71 feet to a TXDOT Type I concrete monument found for a point of tangency;

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Note: The area of occupied right-of-way that falls inside the above described tract is 3.742 acres.

I hereby certify that these notes were prepared by a survey made on the ground by BGE, Inc., under my supervision on September 10, 2021 and are true and correct to the best of my knowledge. A survey plat of even date accompanies this description.


Jonathan O. Nobles RPLS No. 5777
BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, Texas 787
Telephone: (512) 879-0400
TBPELS Licensed Surveying Firm No. 10106502



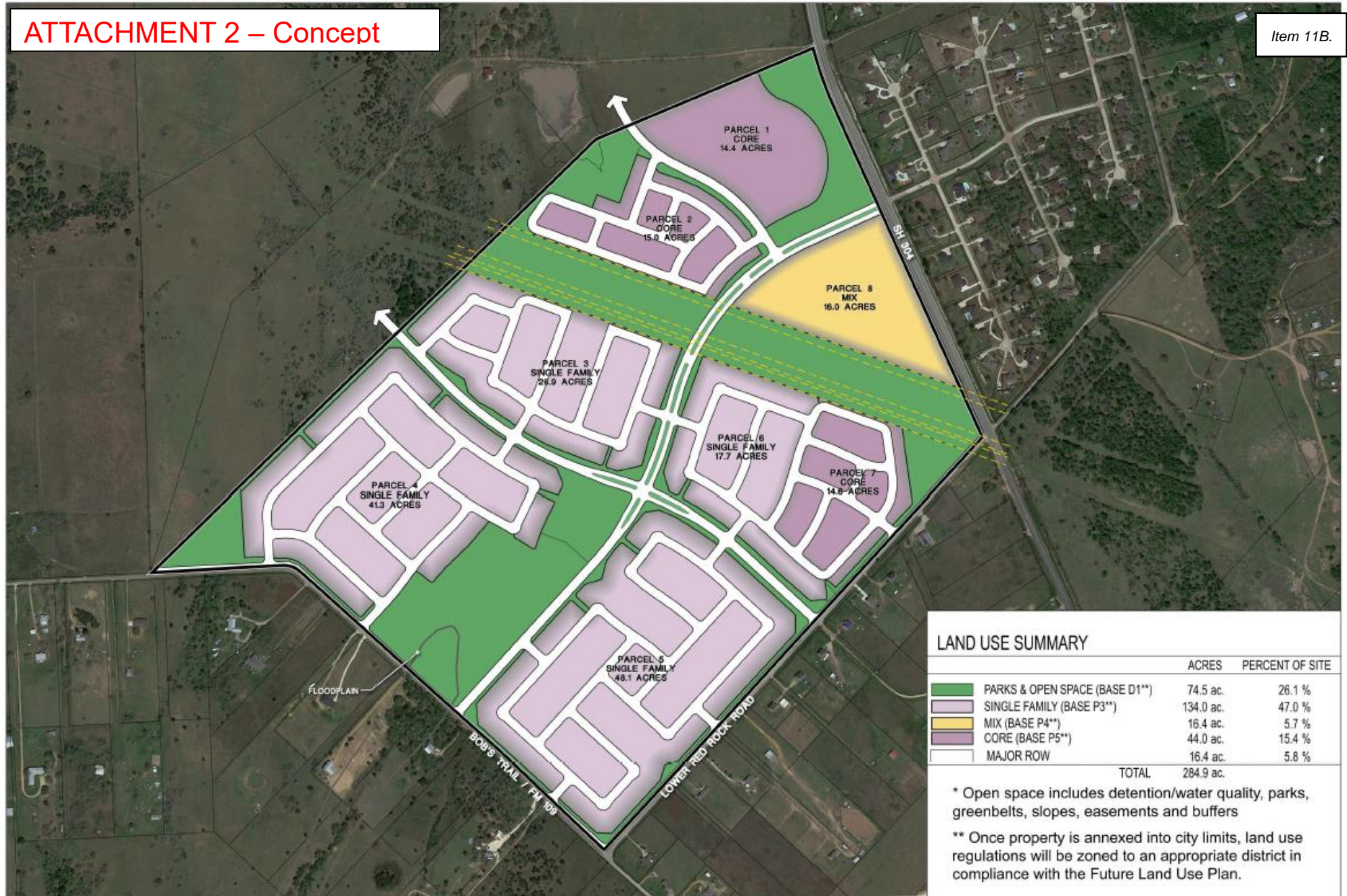
12/13/2021

Date

Client: Wan Bridge, LLC
Date: December 8, 2021
Revised: December 13, 2021
Job No: 9294-00

BASIS OF BEARING:

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.



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



SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
 (512) 246-7001
www.secplanning.com • info@secplanning.com

IRONWOOD
 BASTROP, TEXAS



North

0 400' 800' 1,200'

Scale: 1" = 800'

Date: October 25, 2024

SHEET FILE: J:\220593-WLDC\Ironwood\PLANNING\GIS\Ironwood\DA Development Exhibit\220593-10-25 Update\Conceptual Land Use

Base mapping compiled from best available information should be considered as preliminary. In need of verification, subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on Resolution No. R-2025-87, approving a Public Improvement Plan Agreement with Hunt Communities Bastrop LLC for The Colony MUD 1F Section 4, as attached in Exhibit A.

AGENDA ITEM SUBMITTED BY:

Andres Rosales, Assistant City Manager

BACKGROUND/HISTORY:

The Public Improvement Plan Agreement was developed as part of the City of Bastrop's Development Manual. This standardized agreement is a tool that can be used by staff. It allows a developer to establish the infrastructure costs, inspections fees and begin construction of public street and utility infrastructure. The agreement also establishes the process to record the final plat with a fiscal guarantee for the approved section of the subdivision prior to the completion of all public improvements. The cost estimates and scope of work included in the Agreement were approved with the Public Improvement Plans approved by the Project Manager.

Texas Local Government Code 212.010 Standards for Approval of Plat requires that a new subdivision should extend roads and utilities in conformance to the city requirements and that bonds be submitted in accordance with the municipal policy for the approval of subdivision plats. Section 1.4.003 Public Improvement Plan Agreement (PIPA) of the B3 Code establishes the requirements for approval of the PIPA.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Consider and act on Resolution No. R-2025-87, approving a Public Improvement Plan Agreement with Hunt Communities Bastrop LLC for The Colony MUD 1F Section 4, as attached in Exhibit A.

ATTACHMENTS:

1. Resolution No. R-2025-87
2. Exhibit A – The Colony MUD 1F Section 4 Public Improvement Plan Agreement

RESOLUTION NO. R-2025-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING A PUBLIC IMPROVEMENT PLAN AGREEMENT WITH HUNT COMMUNITIES BASTROP LLC FOR THE COLONY MUD 1F SECTION 4; SHOWN AS ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, The City Council has adopted the Bastrop Building Block (B³) Code and related codes that provide a process for the standards and construction of public improvements that support the development created during the subdivision process; and

WHEREAS, the Development Manual includes the requirement for a developer to provide a Public Improvement Plan Agreement to ensure the installation of the public improvements; and

WHEREAS, the “Developer” known as Hunt Communities Bastrop LLC for The Colony MUD 1F-4 has an approved Public Improvement Plan and Final Drainage Plan for the construction of a mixed-use residential subdivision; and

WHEREAS, The City Council also understands the importance of the required public improvements and the value they bring in regard to the public safety of neighborhoods; and

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. Execution: The City Council approves and authorizes the execution of the Public Improvement Plan Agreement as attached and incorporated

herein as Exhibit A.

Section 3. Repealer: To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.

Section 4. Severability: Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

Section 5. Effective Date: This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.

Section 6. Proper Notice & Meeting: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the **27th day** of May 2025.

[Signature Page Follows]

THE CITY OF BASTROP, TEXAS:

John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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



CITY OF BASTROP, TEXAS
Public Improvement Plan Agreement

The Colony MUD 1F, Section 4

The State of Texas

County of Bastrop

WHEREAS, Hunt Communities, hereinafter referred to as, "Developer", is the developer of the following described property and desires to make certain improvements to the following lots and blocks in The Colony MUD 1F, Section 4, a development in the City of Bastrop ETJ, Texas: being 3 blocks and 91 lots; and

WHEREAS, the said Developer has requested the City of Bastrop, a Home Rule Municipality of Bastrop County, Texas, hereinafter referred to as, "City", to provide approvals and cooperative arrangements in connection with said improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That said Developer, acting herein by and through Joey Najera, its duly authorized officer, and the City, acting herein by and through Sylvia Carrillo, its City Manager, for and in consideration of the covenants and agreements herein performed and to be performed, do hereby covenant and agree as follows regarding assurance of construction of sanitary sewer facilities (MUD Facility – Provided to MUD), streets (MUD Facility – Provided to MUD), public drainage (MUD Facility – Provided to MUD), street lights and street signs (MUD Facility – Provided to MUD), and park/trail improvements (MUD Facility – Provided to MUD); summary of applicable infrastructure (development) amounts; assurance payments to the City; payment of inspection fees; and miscellaneous provisions relating to the acceptable completion of said construction according to the plans for The Colony MUD 1F, Section 4 approved by the City on March 28th, 2025.

1.00 Assurance of Infrastructure Construction**1.10 Employment of Contractors**

In accordance with this agreement, the Developer agrees to employ a general contractor or contractors in accordance with the conditions set forth in Section 4.00 for work for which the Developer is providing as stated herein and indicated in the Summary of Infrastructure (Development) Assurance Amounts, Section 2.30 on page 4 of this agreement.

1.11 Public Infrastructure Construction and Acceptance Process

- a) The Developer and the City/County agree that a pre-construction meeting will not be held and notice to proceed will not be issued until the Public Improvement Inspection fees are paid to the City/County and a copy of the approved plan set provided to the City Construction Manager. The Public Improvement Inspection fees will be per the Master Fee Schedule adopted with Ordinance Number 2024-21 herein referenced below:

Public Improvement Inspections - First 100 acres	\$1,500 per acre
Public Improvement Inspections – Next 150 acres	\$750 per acre
Public Improvement Inspections – All additional acres over 250 acres	\$325 per acre
Erosion and Sedimentation Controls	\$1.00 per linear foot
Public Infrastructure	\$4.00 per linear foot per infrastructure item (i.e. streets, drainage, water, wastewater, etc.)
Re-Inspection Fee	\$150.00 per hour

1. All fees will need to be validated by a sealed Engineers Estimate of Probable Quantities (Attachment 1).

2. Any Project, as defined under Chapter 245 of the Texas Local Government Code, as amended, shall expire if not substantially completed on the fifth (5) anniversary of the date the first permit Application was Filed for the Project, pursuant to Section 245.005 of the Texas Local Government Code, as amended.
- b) Upon completion of the Infrastructure, the developer must furnish the City with the following prior to acceptance and release of fiscal guarantee (if provided):
1. As-Built/Record Drawings of Public Improvement Plans in pdf format and in CAD/GIS format;
 2. The Developer agrees to require the contractor(s) to furnish the City and County with a two (2) year maintenance bond in the name of the City, subject to City approval, for twenty five percent (25%) of the contract price of the public streets, sidewalk, and drainage improvements. The maintenance bond(s) shall be submitted and approved prior to the final acceptance of the improvements;
 3. Letter of Concurrence from the Design Engineer;
 4. Close out documents required by the Engineering Department

(Attachment 2).
- c) Once these items are provided, the City will provide a Letter of Acceptance from the City Engineer.
- d) In order to record the Final Plat, the developer must complete one of the following:
1. Have received a Letter of Acceptance from the City Engineer; or

2. Provide fiscal guarantee for 125% of the outstanding Infrastructure (Development) Improvement Costs, with Engineer's Opinion of Probable Costs. This guarantee will not be released until acceptance of the Infrastructure by the City Engineer.

1.12 Payment of Miscellaneous Construction Costs

It is further agreed and understood that additional costs may be required of the Developer to cover such additional work, materials and/or other costs as may be made necessary by conditions encountered during construction and within the scope of this project.

1.13 Compliance with Tree Preservation Ordinance

The Developer is responsible to fully comply with the City's Tree Preservation Ordinance and Construction Standards during all phases of construction. The Developer submitted a tree protection plan and protected tree survey showing the protected trees on site and the measures of tree protection to be employed prior to any site work on the project with Public Improvement Plans approved on March 28th, 2025.

2.00 Infrastructure (Development) Improvement Costs

All infrastructure (development) improvement costs are the full responsibility of the Developer unless otherwise noted, or unless otherwise funded with a public improvement district revenue, tax increment reinvestments zone revenue, or a Chapter 380 grant, pursuant to a separate agreement. The following improvement costs have been developed using the Developer's plans and specifications and recommendations by the City in accordance with the construction guidelines set forth by the City:

2.10 Water Improvements

The distribution of costs between the City and the Developer for all domestic and fire water facilities are as follows:

	Full Project Cost	Developer Amount	City Participation
Water Facilities	\$941,130.10	\$941,130.10	\$0.00
Total Construction Cost	\$941,130.10	\$941,130.10	\$0.00

2.20 Sanitary Sewer Improvements

The distribution of costs between the City and the Developer for all sanitary sewer are as follows:

	Full Project Cost	Developer Amount	City Participation
Sanitary Sewer Facilities	\$334,434.94	\$334,434.94	\$0.00
Total Construction Cost	\$334,434.94	\$334,434.94	\$0.00

2.30 Drainage Improvements

The distribution of costs between the City and the Developer for drainage improvements are as follows:

	Full Project Cost	Developer Amount	City Participation
Storm Drainage Facilities	\$675,064.07	\$675,064.07	\$0.00

2.40 Street Improvements

The distribution of costs between the City and the Developer for all street improvements are as follows:

	Full Project Cost	Developer Amount	City Participation
Streets & Sidewalks	\$2,379,274.65	\$2,379,274.65	\$0.00
Erosion Control Items	\$209,671.73	\$209,671.73	\$0.00
Total Construction Cost	\$2,588,946.38	\$2,588,946.38	\$0.00

2.50 Summary of Infrastructure (Development) Costs Amounts

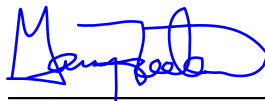
	Final Assurance Amount
Water Facilities	\$941,130.10
Sewer Facilities	\$334,434.94
Storm Drainage Facilities	\$675,064.07
Streets, Sidewalks & Erosion Control Improvements	\$2,588,946.38
Total Infrastructure Development Cost Amounts	\$4,539,575.49

**INSPECTION FEES TO BE PAID PRIOR TO
PRE-CONSTRUCTION MEETING:****Public Infrastructure Quantities**

	Rate	Construction Quantities	Inspection Fee
First 100 acres	\$1,500/ac	32.40	\$48,600.00
Next 150 acres	\$750/ac	-	-
All additional acres over 250 acres	\$325/ac	-	-
Erosion & Sedimentation Controls	\$1.00/ linear ft.	8,738	\$8,738.00
Public Infrastructure (i.e. streets, drainage, water, wastewater, etc.)	\$4.00/ linear ft.	18,786	\$75,144.00
Payment to the City			\$132,482.00

The Public Improvement Inspection fee amount is **\$132,482.00**

RECOMMENDED:



05/14/2025

NAME, P. E.
City Engineer

Date

3.00 Miscellaneous Improvements

3.10 Drainage Operation and Maintenance Plan

The Developer will provide the City with a Drainage Operation and Maintenance Plan (plan) in accordance with the Stormwater Drainage Manual. The plan shall provide detailed information regarding the obligation of responsible parties for any drainage system, stormwater system, or other improvement which will not be dedicated to the City as part of this agreement.

3.20 Sidewalks

The Developer shall be responsible for installing sidewalks along rights-of-way on open space lots and other lots that will not contain single family residential units within **The Colony MUD 1F, Section 4** as shown on the approved Public Improvement Plans. All sidewalks shall be in compliance with the City's and County's Master Transportation Plan and conform to the City of Bastrop Standard Construction Details.

3.30 Screening Wall, Landscaping, and Irrigation

The Developer shall be responsible for installing screening walls, retaining walls, landscaping, and irrigation in accordance with the approved Public Improvement Plans approved on March 28th, 2025.

3.40 Street Lights (Bluebonnet Electric Cooperation)

The Developer is responsible for the initial installation and maintenance of all street lights. The MUD or HOA will be responsible or obligated to maintain and/or replace any standard or non-standard street light poles.

3.50 Land Dedication

N/A

3.60 Impact Fees

Water Impact Fees and Wastewater Impact Fees as set forth by City ordinances will be assessed at the time of final plat recording and shall be paid by the builder, property owner, or developer at the time of Building Permit issuance for each individual lot within **The Colony MUD 1F, Section 4** and shall be based on the Water and Wastewater Impact Fee for Service as set forth in the City of Bastrop Impact Fee Ordinance that is in effect as of the date of this agreement.

Impact Fees to be paid are as follows:

	Number Lots	Fee per Lot	Final Assessment Amount
Water Impact Fee		-	-
Wastewater Impact Fee		-	-
Total Impact Fees			-

4.00 Miscellaneous Provisions4.10 Bonds

The developer will provide the City with proof of payment to the surety, and that all other obligations of the developer or contractor have been met, in order for the bonds to be binding upon the surety.

4.20 Public Liability

The Developer shall further require the contractor(s) to secure Public Liability Insurance. The amount of Insurance required shall include Public Liability, Bodily Injury and Property Damage of not less than \$100,000 one person, \$300,000 one

accident and \$100,000 property damage. The minimum requirements for automobile and truck public liability, bodily injury and property damage shall also include not less than \$100,000 one person, \$300,000 one accident, and \$100,000 property damage.

The Contractor shall provide Worker's Compensation Insurance in accordance with the most recent Texas Workers' Compensation Commission's rules.

4.30 General Indemnity Provisions

The Developer shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and/or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of Developer, its officers, agents, consultants, employees, invitees, or other person, arising out of or in connection with the Agreement, or on or about the property, and Developer will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all such claims and demands. Also, Developer agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for any damage to any property arising out of or in connection with this Agreement or any and all activity or use pursuant to the Agreement, or on or

about the property. This indemnity shall apply whether the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of developer or any of its officers, officials, agents, consultants, employees or invitees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's sole negligence. Provided, however, that nothing contained in this Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.31 Indemnity Against Design Defects

Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the Developer under this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, its engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants, or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer

signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the Developer shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgments which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.32 Approval of Plans

The Developer and City agree that the approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner.

Neither the City or County, nor its elected officials, officers, employees, contractors

and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

4.33 Venue

Venue of any action brought hereunder shall be in the City of Bastrop, Bastrop County, Texas.

4.40 Dedication of Infrastructure Improvements

Upon final acceptance of **The Colony MUD 1F, Section 4**, the public streets and sidewalks shall become the property of the City.

4.50 Assignment

This agreement, any part hereof, or any interest herein shall not be assigned by the Developer without written consent of the City Manager, said consent shall not be unreasonably withheld, and it is further agreed that such written consent will not be granted for the assignment, transfer, pledge and/or conveyance of any refunds due or to become due to the Developer except that such assignment, transfer, pledge and/or conveyance shall be for the full amount of the total of all such refunds due or to become due hereunder nor shall assignment release assignor or assignee from any and all Development assurances and responsibilities set forth herein.

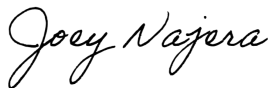
4.60 Conflicts (remove if not applicable)

In the event of a conflict between this agreement and that certain Consent/Development Agreement between the City of Bastrop and Hunt Communities Bastrop, LLC. effective March 4th, 2020 (the "Consent/Development"), the Consent/Development Agreement shall control. Nothing in this agreement shall be construed as amending the Consent/Development Agreement.

IN TESTIMONY WHEREOF, the City of Bastrop has caused this instrument to be executed in duplicate in its name and on its behalf by its City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in duplicate, at the City of Bastrop, Texas this the __ day of _____, **2025**.

The Colony MUD 1F, Section 4

City of Bastrop, Texas



Joey Najera - Signatory
Hunt Communities Bastrop, LLC.

Sylvia Carrillo, ICMA-CM, CPM
City Manager

ATTEST:

City Secretary

Date

Distribution of Originals: Developer
 City Secretary
 Planning and Development Department



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on Resolution No. R-2025-88, approving a Public Improvement Plan Agreement with Hunt Communities Bastrop LLC for The Colony MUD 1F Section 5, as attached in Exhibit A.

AGENDA ITEM SUBMITTED BY:

Submitted by: Andres Rosales, Assistant City Manager

BACKGROUND/HISTORY:

The Public Improvement Plan Agreement was developed as part of the City of Bastrop's Development Manual. This standardized agreement is a tool that can be used by staff. It allows a developer to establish the infrastructure costs, inspections fees and begin construction of public street and utility infrastructure. The agreement also establishes the process to record the final plat with a fiscal guarantee for the approved section of the subdivision prior to the completion of all public improvements. The cost estimates and scope of work included in the Agreement were approved with the Public Improvement Plans approved by the Project Manager.

Texas Local Government Code 212.010 Standards for Approval of Plat requires that a new subdivision should extend roads and utilities in conformance to the city requirements and that bonds be submitted in accordance with the municipal policy for the approval of subdivision plats. Section 1.4.003 Public Improvement Plan Agreement (PIPA) of the B3 Code establishes the requirements for approval of the PIPA.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Consider and act on Resolution No. R-2025-88, approving a Public Improvement Plan Agreement with Hunt Communities Bastrop LLC for The Colony MUD 1F Section 5, as attached in Exhibit A.

ATTACHMENTS:

1. Resolution No. R-2025-88
2. Exhibit A – The Colony MUD 1F Section 5 Public Improvement Plan Agreement

RESOLUTION NO. R-2025-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING A PUBLIC IMPROVEMENT PLAN AGREEMENT WITH HUNT COMMUNITIES BASTROP LLC FOR THE COLONY MUD 1F SECTION 5; SHOWN AS ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, The City Council has adopted the Bastrop Building Block (B³) Code and related codes that provide a process for the standards and construction of public improvements that support the development created during the subdivision process; and

WHEREAS, the Development Manual includes the requirement for a developer to provide a Public Improvement Plan Agreement to ensure the installation of the public improvements; and

WHEREAS, the “Developer” known as Hunt Communities Bastrop LLC for The Colony MUD 1F-5 has an approved Public Improvement Plan and Final Drainage Plan for the construction of a mixed-use residential subdivision; and

WHEREAS, The City Council also understands the importance of the required public improvements and the value they bring in regard to the public safety of neighborhoods; and

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. Execution: The City Council approves and authorizes the execution of the Public Improvement Plan Agreement as attached and incorporated

herein as Exhibit A.

Section 3. Repealer: To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.

Section 4. Severability: Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

Section 5. Effective Date: This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.

Section 6. Proper Notice & Meeting: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the **27th day** of May 2025.

[Signature Page Follows]

THE CITY OF BASTROP, TEXAS:

John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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



CITY OF BASTROP, TEXAS
Public Improvement Plan Agreement

The Colony MUD 1F, Section 5

The State of Texas

County of Bastrop

WHEREAS, Hunt Communities, hereinafter referred to as, "Developer", is the developer of the following described property and desires to make certain improvements to the following lots and blocks in The Colony MUD 1F, Section 5, a development in the City of Bastrop ETJ, Texas: being 2 blocks and 110 lots; and

WHEREAS, the said Developer has requested the City of Bastrop, a Home Rule Municipality of Bastrop County, Texas, hereinafter referred to as, "City", to provide approvals and cooperative arrangements in connection with said improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That said Developer, acting herein by and through Joey Najera, its duly authorized officer, and the City, acting herein by and through Sylvia Carrillo, its City Manager, for and in consideration of the covenants and agreements herein performed and to be performed, do hereby covenant and agree as follows regarding assurance of construction of sanitary sewer facilities (MUD Facility – Provided to MUD), streets (MUD Facility – Provided to MUD), public drainage (MUD Facility – Provided to MUD), street lights and street signs (MUD Facility – Provided to MUD), and park/trail improvements (MUD Facility – Provided to MUD); summary of applicable infrastructure (development) amounts; assurance payments to the City; payment of inspection fees; and miscellaneous provisions relating to the acceptable completion of said construction according to the plans for The Colony MUD 1F, Section 5 approved by the City on April 03, 2025.

1.00 Assurance of Infrastructure Construction**1.10 Employment of Contractors**

In accordance with this agreement, the Developer agrees to employ a general contractor or contractors in accordance with the conditions set forth in Section 4.00 for work for which the Developer is providing as stated herein and indicated in the Summary of Infrastructure (Development) Assurance Amounts, Section 2.30 on page 4 of this agreement.

1.11 Public Infrastructure Construction and Acceptance Process

- a) The Developer and the City/County agree that a pre-construction meeting will not be held and notice to proceed will not be issued until the Public Improvement Inspection fees are paid to the City/County and a copy of the approved plan set provided to the City Construction Manager. The Public Improvement Inspection fees will be per the Master Fee Schedule adopted with Ordinance Number 2024-21 herein referenced below:

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2. Any Project, as defined under Chapter 245 of the Texas Local Government Code, as amended, shall expire if not substantially completed on the fifth (5) anniversary of the date the first permit Application was Filed for the Project, pursuant to Section 245.005 of the Texas Local Government Code, as amended.
- b) Upon completion of the Infrastructure, the developer must furnish the City with the following prior to acceptance and release of fiscal guarantee (if provided):
1. As-Built/Record Drawings of Public Improvement Plans in pdf format and in CAD/GIS format;
 2. The Developer agrees to require the contractor(s) to furnish the City and County with a two (2) year maintenance bond in the name of the City, subject to City approval, for twenty five percent (25%) of the contract price of the public streets, sidewalk, and drainage improvements. The maintenance bond(s) shall be submitted and approved prior to the final acceptance of the improvements;
 3. Letter of Concurrence from the Design Engineer;
 4. Close out documents required by the Engineering Department

(Attachment 2).
- c) Once these items are provided, the City will provide a Letter of Acceptance from the City Engineer.
- d) In order to record the Final Plat, the developer must complete one of the following:
1. Have received a Letter of Acceptance from the City Engineer; or

2. Provide fiscal guarantee for 125% of the outstanding Infrastructure (Development) Improvement Costs, with Engineer's Opinion of Probable Costs. This guarantee will not be released until acceptance of the Infrastructure by the City Engineer.

1.12 Payment of Miscellaneous Construction Costs

It is further agreed and understood that additional costs may be required of the Developer to cover such additional work, materials and/or other costs as may be made necessary by conditions encountered during construction and within the scope of this project.

1.13 Compliance with Tree Preservation Ordinance

The Developer is responsible to fully comply with the City's Tree Preservation Ordinance and Construction Standards during all phases of construction. The Developer submitted a tree protection plan and protected tree survey showing the protected trees on site and the measures of tree protection to be employed prior to any site work on the project with Public Improvement Plans approved on April 03, 2025.

2.00 Infrastructure (Development) Improvement Costs

All infrastructure (development) improvement costs are the full responsibility of the Developer unless otherwise noted, or unless otherwise funded with a public improvement district revenue, tax increment reinvestments zone revenue, or a Chapter 380 grant, pursuant to a separate agreement. The following improvement costs have been developed using the Developer's plans and specifications and recommendations by the City in accordance with the construction guidelines set forth by the City:

2.10 Water Improvements

The distribution of costs between the City and the Developer for all domestic and fire water facilities are as follows:

	Full Project Cost	Developer Amount	City Participation
Water Facilities	\$376,369.00	\$376,369.00	\$0.00
Total Construction Cost	\$376,369.00	\$376,369.00	\$0.00

2.20 Sanitary Sewer Improvements

The distribution of costs between the City and the Developer for all sanitary sewer are as follows:

	Full Project Cost	Developer Amount	City Participation
Sanitary Sewer Facilities	\$438,691.56	\$438,691.56	\$0.00
Total Construction Cost	\$438,691.56	\$438,691.56	\$0.00

2.30 Drainage Improvements

The distribution of costs between the City and the Developer for drainage improvements are as follows:

	Full Project Cost	Developer Amount	City Participation
Storm Drainage Facilities	\$373,057.43	\$373,057.43	\$0.00

2.40 Street Improvements

The distribution of costs between the City and the Developer for all street improvements are as follows:

	Full Project Cost	Developer Amount	City Participation
Streets & Sidewalks	\$1,717,328.79	\$1,717,328.79	\$0.00
Erosion Control Items	\$75,714.64	\$75,714.64	\$0.00
Total Construction Cost	\$1,793,043.43	\$1,793,043.43	\$0.00

2.50 Summary of Infrastructure (Development) Costs Amounts

	Final Assurance Amount
Water Facilities	\$376,369.00
Sewer Facilities	\$438,691.56
Storm Drainage Facilities	\$373,057.43
Streets, Sidewalks & Erosion Control Improvements	\$1,793,043.43
Total Infrastructure Development Cost Amounts	\$2,981,161.42

**INSPECTION FEES TO BE PAID PRIOR TO
PRE-CONSTRUCTION MEETING:**

Public Infrastructure Quantities

	Rate	Construction Quantities	Inspection Fee
First 100 acres	\$1,500/ac	30.59	\$45,885.00
Next 150 acres	\$750/ac	-	-
All additional acres over 250 acres	\$325/ac	-	-
Erosion & Sedimentation Controls	\$1.00/ linear ft.	6,314	\$6,314.00
Public Infrastructure (i.e. streets, drainage, water, wastewater, etc.)	\$4.00/ linear ft.	13,398	\$53,592.00
Payment to the City			\$105,791.00

The Public Improvement Inspection fee amount is **\$105,791.00**

RECOMMENDED:



NAME, P. E.
City Engineer

05/14/2025

Date

3.00 Miscellaneous Improvements

3.10 Drainage Operation and Maintenance Plan

The Developer will provide the City with a Drainage Operation and Maintenance Plan (plan) in accordance with the Stormwater Drainage Manual. The plan shall provide detailed information regarding the obligation of responsible parties for any drainage system, stormwater system, or other improvement which will not be dedicated to the City as part of this agreement.

3.20 Sidewalks

The Developer shall be responsible for installing sidewalks along rights-of-way on open space lots and other lots that will not contain single family residential units within The Colony MUD 1F Section 5 as shown on the approved Public Improvement Plans. All sidewalks shall be in compliance with the City's and County's Master Transportation Plan and conform to the City of Bastrop Standard Construction Details.

3.30 Screening Wall, Landscaping, and Irrigation

The Developer shall be responsible for installing screening walls, retaining walls, landscaping, and irrigation in accordance with the approved Public Improvement Plans approved on April 03, 2025.

3.40 Street Lights (Bluebonnet Electric Cooperation)

The Developer is responsible for the initial installation and maintenance of all street lights. The MUD or HOA will be responsible or obligated to maintain and/or replace any standard or non-standard street light poles.

3.50 Land Dedication

N/A

3.60 Impact Fees

Water Impact Fees and Wastewater Impact Fees as set forth by City ordinances will be assessed at the time of final plat recording and shall be paid by the builder, property owner, or developer at the time of Building Permit issuance for each individual lot within The Colony MUD 1F, Section 5 and shall be based on the Water and Wastewater Impact Fee for Service as set forth in the City of Bastrop Impact Fee Ordinance that is in effect as of the date of this agreement.

Impact Fees to be paid are as follows:

	Number Lots	Fee per Lot	Final Assessment Amount
Water Impact Fee		-	-
Wastewater Impact Fee		-	-
Total Impact Fees			-

4.00 Miscellaneous Provisions4.10 Bonds

The developer will provide the City with proof of payment to the surety, and that all other obligations of the developer or contractor have been met, in order for the bonds to be binding upon the surety.

4.20 Public Liability

The Developer shall further require the contractor(s) to secure Public Liability Insurance. The amount of Insurance required shall include Public Liability, Bodily Injury and Property Damage of not less than \$100,000 one person, \$300,000 one

accident and \$100,000 property damage. The minimum requirements for automobile and truck public liability, bodily injury and property damage shall also include not less than \$100,000 one person, \$300,000 one accident, and \$100,000 property damage.

The Contractor shall provide Worker's Compensation Insurance in accordance with the most recent Texas Workers' Compensation Commission's rules.

4.30 General Indemnity Provisions

The Developer shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and/or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of Developer, its officers, agents, consultants, employees, invitees, or other person, arising out of or in connection with the Agreement, or on or about the property, and Developer will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all such claims and demands. Also, Developer agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for any damage to any property arising out of or in connection with

this Agreement or any and all activity or use pursuant to the Agreement, or on or about the property. This indemnity shall apply whether the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of developer or any of its officers, officials, agents, consultants, employees or invitees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's sole negligence. Provided, however, that nothing contained in this Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.31 Indemnity Against Design Defects

Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the Developer under this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, its engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants, or employees, it being the intent of the parties that

approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the Developer shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgments which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.32 Approval of Plans

The Developer and City agree that the approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner.

Neither the City or County, nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

4.33 Venue

Venue of any action brought hereunder shall be in the City of Bastrop, Bastrop County, Texas.

4.40 Dedication of Infrastructure Improvements

Upon final acceptance of The Colony MUD 1F, Section 5, the public streets and sidewalks shall become the property of the City.

4.50 Assignment

This agreement, any part hereof, or any interest herein shall not be assigned by the Developer without written consent of the City Manager, said consent shall not be unreasonably withheld, and it is further agreed that such written consent will not be granted for the assignment, transfer, pledge and/or conveyance of any refunds due or to become due to the Developer except that such assignment, transfer, pledge and/or conveyance shall be for the full amount of the total of all such refunds due or to become due hereunder nor shall assignment release assignor or assignee from any and all Development assurances and responsibilities set forth herein.

4.60 Conflicts (remove if not applicable)

In the event of a conflict between this agreement and that certain Consent/Development Agreement between the City of Bastrop and Hunt Communities Bastrop, LLC. effective March 4th, 2020 (the "Consent/Development"), the Consent/Development Agreement shall control. Nothing in this agreement shall be construed as amending the Consent/Development Agreement.

IN TESTIMONY WHEREOF, the City of Bastrop has caused this instrument to be executed in duplicate in its name and on its behalf by its City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in duplicate, at the City of Bastrop, Texas this the ____ day of _____, 2025.

The Colony MUD 1F, Section 5

City of Bastrop, Texas



Joey Najera - Signatory
Hunt Communities Bastrop, LLC.

Sylvia Carrillo, ICMA-CM, CPM
City Manager

ATTEST:

City Secretary

Date

Distribution of Originals:

Developer
City Secretary
Planning and Development Department



STAFF REPORT

MEETING DATE: May 27, 2025

TITLE:

Consider and act on Resolution No. R-2025-89, approving a Public Improvement Plan Agreement with Continental Homes of Texas, LP for Valverde Section 2, Phase 4, as attached in Exhibit A.

AGENDA ITEM SUBMITTED BY:

Submitted by: Andres Rosales, Assistant City Manager

BACKGROUND/HISTORY:

The Public Improvement Plan Agreement was developed as part of the City of Bastrop's Development Manual. This standardized agreement is a tool that can be used by staff. It allows a developer to establish the infrastructure costs, inspections fees and begin construction of public street and utility infrastructure. The agreement also establishes the process to record the final plat with a fiscal guarantee for the approved section of the subdivision prior to the completion of all public improvements. The cost estimates and scope of work included in the Agreement were approved with the Public Improvement Plans approved by the Project Manager.

Texas Local Government Code 212.010 Standards for Approval of Plat requires that a new subdivision should extend roads and utilities in conformance to the city requirements and that bonds be submitted in accordance with the municipal policy for the approval of subdivision plats. Section 1.4.003 Public Improvement Plan Agreement (PIPA) of the B3 Code establishes the requirements for approval of the PIPA.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Consider and act on Resolution No. R-2025-89, approving a Public Improvement Plan Agreement with Continental Homes of Texas, LP for Valverde Section 2, Phase 4, as attached in Exhibit A.

ATTACHMENTS:

1. Resolution No. R-2025-89
2. Exhibit A – Valverde Section 2, Phase 4 Public Improvement Plan Agreement

RESOLUTION NO. R-2025-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING A PUBLIC IMPROVEMENT PLAN AGREEMENT WITH CONTINENTAL HOMES OF TEXAS, LP FOR THE VALVERDE SECTION 2 PHASE 4; SHOWN AS ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, The City Council has adopted the Bastrop Building Block (B³) Code and related codes that provide a process for the standards and construction of public improvements that support the development created during the subdivision process; and

WHEREAS, the Development Manual includes the requirement for a developer to provide a Public Improvement Plan Agreement to ensure the installation of the public improvements; and

WHEREAS, the “Developer” known as Continental Homes of Texas, LP for the Valverde Section 2, Phase 4 has an approved Public Improvement Plan and Final Drainage Plan for the construction of a mixed-use commercial subdivision; and

WHEREAS, The City Council also understands the importance of the required public improvements and the value they bring in regard to the public safety of neighborhoods; and

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. Execution: The City Council approves and authorizes the execution of the Public Improvement Plan Agreement as attached and incorporated

herein as Exhibit A.

Section 3. Repealer: To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.

Section 4. Severability: Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

Section 5. Effective Date: This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.

Section 6. Proper Notice & Meeting: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, TX, on this, the 27th day of May 2025.

[Signature Page Follows]

THE CITY OF BASTROP, TEXAS:

John Kirkland, Mayor Pro-Tem

ATTEST:

Victoria Psencik, Assistant City Secretary

APPROVED AS TO FORM:

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



CITY OF BASTROP, TEXAS
Public Improvement Plan Agreement
VALVERDE PHASE 4

The State of Texas

County of Bastrop

WHEREAS, **Continental Homes of Texas, LP**, hereinafter referred to as, "Developer", is the developer of the following described property and desires to make certain improvements to the following lots and blocks in **Valverde Phase 4**, a development in the **City of Bastrop**, Texas: being **9 blocks and 102 lots**; and

WHEREAS, the said Developer has requested the City of Bastrop, a Home Rule Municipality of Bastrop County, Texas, hereinafter referred to as, "City", to provide approvals and cooperative arrangements in connection with said improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That said Developer, acting herein by and through Continental Homes of Texas, LP, its duly authorized officer, and the City, acting herein by and through Sylvia Carrillo, its City Manager, for and in consideration of the covenants and agreements herein performed and to be performed, do hereby covenant and agree as follows regarding assurance of construction of sanitary sewer facilities (**City of Bastrop**), streets (**City of Bastrop**), public drainage (**City of Bastrop**), street lights and street signs (**City of Bastrop**), and park/trail improvements (**City of Bastrop**); summary of applicable infrastructure (development) amounts; assurance payments to the City; payment of inspection fees; and miscellaneous provisions relating to the acceptable completion of said construction according to the plans for **Valverde Phase 4** approved by the City on **August 1, 2024**.

1.00 Assurance of Infrastructure Construction**1.10 Employment of Contractors**

In accordance with this agreement, the Developer agrees to employ a general contractor or contractors in accordance with the conditions set forth in Section 4.00 for work for which the Developer is providing as stated herein and indicated in the Summary of Infrastructure (Development) Assurance Amounts, Section 2.30 on page 4 of this agreement.

1.11 Public Infrastructure Construction and Acceptance Process

- a) The Developer and the City/County agree that a pre-construction meeting will not be held and notice to proceed will not be issued until the Public Improvement Inspection fees are paid to the City/County and a copy of the approved plan set provided to the City Construction Manager. The Public Improvement Inspection fees will be per the Master Fee Schedule adopted with Ordinance Number 2024-21 herein referenced below:

Public Improvement Inspections - First 100 acres	\$1,500 per acre
Public Improvement Inspections – Next 150 acres	\$750 per acre
Public Improvement Inspections – All additional acres over 250 acres	\$325 per acre
Erosion and Sedimentation Controls	\$1.00 per linear foot
Public Infrastructure	\$4.00 per linear foot per infrastructure item (i.e. streets, drainage, water, wastewater, etc.)
Re-Inspection Fee	\$150.00 per hour

1. All fees will need to be validated by a sealed Engineers Estimate of Probable Quantities (Attachment 1).

2. Any Project, as defined under Chapter 245 of the Texas Local Government Code, as amended, shall expire if not substantially completed on the fifth (5) anniversary of the date the first permit Application was Filed for the Project, pursuant to Section 245.005 of the Texas Local Government Code, as amended.
- b) Upon completion of the Infrastructure, the developer must furnish the City with the following prior to acceptance and release of fiscal guarantee (if provided):
1. As-Built/Record Drawings of Public Improvement Plans in pdf format and in CAD/GIS format;
 2. The Developer agrees to require the contractor(s) to furnish the City and County with a two (2) year maintenance bond in the name of the City, subject to City approval, for twenty five percent (25%) of the contract price of the public streets, sidewalk, and drainage improvements. The maintenance bond(s) shall be submitted and approved prior to the final acceptance of the improvements;
 3. Letter of Concurrence from the Design Engineer;
 4. Close out documents required by the Engineering Department

(Attachment 2).
- c) Once these items are provided, the City will provide a Letter of Acceptance from the City Engineer.
- d) In order to record the Final Plat, the developer must complete one of the following:
1. Have received a Letter of Acceptance from the City Engineer; or

2. Provide fiscal guarantee for 125% of the outstanding Infrastructure (Development) Improvement Costs, with Engineer's Opinion of Probable Costs. This guarantee will not be released until acceptance of the Infrastructure by the City Engineer.

1.12 Payment of Miscellaneous Construction Costs

It is further agreed and understood that additional costs may be required of the Developer to cover such additional work, materials and/or other costs as may be made necessary by conditions encountered during construction and within the scope of this project.

1.13 Compliance with Tree Preservation Ordinance

The Developer is responsible to fully comply with the City's Tree Preservation Ordinance and Construction Standards during all phases of construction. The Developer submitted a tree protection plan and protected tree survey showing the protected trees on site and the measures of tree protection to be employed prior to any site work on the project with Public Improvement Plans approved on **August 1, 2024**.

2.00 Infrastructure (Development) Improvement Costs

All infrastructure (development) improvement costs are the full responsibility of the Developer unless otherwise noted, or unless otherwise funded with a public improvement district revenue, tax increment reinvestments zone revenue, or a Chapter 380 grant, pursuant to a separate agreement. The following improvement costs have been developed using the Developer's plans and specifications and recommendations by the City in accordance with the construction guidelines set forth by the City:

2.10 Water Improvements

The distribution of costs between the City and the Developer for all domestic and fire facilities are as follows:

	Full Project Cost	Developer Amount	City Participation
Water Facilities	\$822,948.00	\$822,948.00	\$0.00
Total Construction Cost	\$822,948.00	\$822,948.00	\$0.00

2.20 Sanitary Sewer Improvements

The distribution of costs between the City and the Developer for all sanitary sewer are as follows:

	Full Project Cost	Developer Amount	City Participation
Sanitary Sewer Facilities	\$1,013,372.00	\$1,013,372.00	\$0.00
Total Construction Cost	\$1,013,372.00	\$1,013,372.00	\$0.00

2.30 Drainage Improvements

The distribution of costs between the City and the Developer for drainage improvements are as follows:

	Full Project Cost	Developer Amount	City Participation
Storm Drainage Facilities	\$568,713.75	\$568,713.75	\$0.00

2.40 Street Improvements

The distribution of costs between the City and the Developer for all street improvements are as follows:

	Full Project Cost	Developer Amount	City Participation
Streets & Sidewalks	\$1,227,357.47	\$1,227,357.47	\$0.00
Erosion Control Items	\$68,307.74	\$68,307.74	\$0.00
Total Construction Cost	\$1,295,665.21	\$1,295,665.21	\$0.00

2.50 Summary of Infrastructure (Development) Costs Amounts

	Final Assurance Amount
Water Facilities	\$822,948.00
Sewer Facilities	\$1,013,372.00
Storm Drainage Facilities	\$568,713.75
Streets, Sidewalks & Erosion Control Improvements	\$1,295,665.21
Total Infrastructure Development Cost Amounts	\$3,700,698.96


**INSPECTION FEES TO BE PAID PRIOR TO
PRE-CONSTRUCTION MEETING:**

Public Infrastructure Quantities

	Rate	Construction Quantities	Inspection Fee
First 100 acres	\$1,500/ac	25	\$37,500.00
Next 150 acres	\$750/ac		
All additional acres over 250 acres	\$325/ac		
Erosion & Sedimentation Controls	\$1.00/ linear ft.	12,417	\$12,417.00
Public Infrastructure (i.e. streets, drainage, water, wastewater, etc.)	\$4.00/ linear ft.	20,512	\$82,048.00
Payment to the City			\$131,965.00

The Public Improvement Inspection fee amount is **[\$131,965.00]**.

RECOMMENDED:


 _____ Date 05/15/2025
 City Engineer

3.00 Miscellaneous Improvements

3.10 Drainage Operation and Maintenance Plan

The Developer will provide the City with a Drainage Operation and Maintenance Plan (plan) in accordance with the Stormwater Drainage Manual. The plan shall provide detailed information regarding the obligation of responsible parties for any drainage system, stormwater system, or other improvement which will not be dedicated to the City as part of this agreement.

3.20 Sidewalks

The Developer shall be responsible for installing sidewalks along rights-of-way on open space lots and other lots that will not contain single family residential units within Valverde Phase 4 as shown on the approved Public Improvement Plans. All sidewalks shall be in compliance with the City's and County's Master Transportation Plan and conform to the City of Bastrop Standard Construction Details.

3.30 Screening Wall, Landscaping, and Irrigation

The Developer shall be responsible for installing screening walls, retaining walls, landscaping, and irrigation in accordance with the approved Public Improvement Plans approved on **August 1, 2024**.

3.40 Street Lights (Bluebonnet Electric Cooperation)

The Developer is responsible for the initial installation and maintenance of all street lights. The MUD or HOA will be responsible or obligated to maintain and/or replace any standard or non-standard street light poles.

3.50 Street Name and Regulatory Signs (City of Bastrop)

Street name and regulatory signs shall be installed by the Developer at the Developer's expense at locations specified by the City's Director of Public Works per the signage regulations in the City of Bastrop Construction Standards Manual. The signs shall conform to The State of Texas Manual on Uniform Traffic Control Devices and City requirements, including but not limited to, exact placement, sign height and block numbers. The City and County shall not be responsible or obligated to maintain and/or replace any non-standard sign poles, street name signs, or regulatory signs. Installation shall be completed prior to the acceptance of the subdivision.

3.60 Land Dedication

The Developer shall dedicate to the City the area shown as public open space on **Valverde Phase 4** approved on **August 1, 2024**. A private homeowners association or property owners association shall maintain the public open space.

3.70 Impact Fees

Water Impact Fees and Wastewater Impact Fees as set forth by City ordinances will be assessed at the time of final plat recording and shall be paid by the builder, property owner, or developer at the time of Building Permit issuance for each individual lot within Valverde Phase 4 and shall be based on the Water and Wastewater Impact Fee for Service as set forth in the City of Bastrop Impact Fee Ordinance as of the date of this agreement.

Impact Fees to be paid are as follows:

	Number Lots	Fee per Lot	Final Assessment Amount
Water Impact Fee	94 residential lots	\$8,182	\$769,108
Wastewater Impact Fee	94 residential lots	\$8,625	\$810,750
Total Impact Fees			\$1,579,858

4.00 Miscellaneous Provisions

4.10 Bonds

The developer will provide the City with proof of payment to the surety, and that all other obligations of the developer or contractor have been met, in order for the bonds to be binding upon the surety.

4.20 Public Liability

The Developer shall further require the contractor(s) to secure Public Liability Insurance. The amount of Insurance required shall include Public Liability, Bodily Injury and Property Damage of not less than \$100,000 one person, \$300,000 one accident and \$100,000 property damage. The minimum requirements for automobile and truck public liability, bodily injury and property damage shall also include not less than \$100,000 one person, \$300,000 one accident, and \$100,000 property damage.

The Contractor shall provide Worker's Compensation Insurance in accordance with the most recent Texas Workers' Compensation Commission's rules.

4.30 General Indemnity Provisions

The Developer shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and/or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of Developer, its officers, agents, consultants, employees, invitees, or other person, arising out of or in connection with the

Agreement, or on or about the property, and Developer will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all such claims and demands. Also, Developer agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for any damage to any property arising out of or in connection with this Agreement or any and all activity or use pursuant to the Agreement, or on or about the property. This indemnity shall apply whether the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of developer or any of its officers, officials, agents, consultants, employees or invitees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's sole negligence. Provided, however, that nothing contained in this Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.31 Indemnity Against Design Defects

Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the Developer under this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, its engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants, or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the Developer shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgments which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits,

losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.32 Approval of Plans

The Developer and City agree that the approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner.

Neither the City or County, nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

4.33 Venue

Venue of any action brought hereunder shall be in the City of Bastrop, Bastrop County, Texas.

4.40 Dedication of Infrastructure Improvements

Upon final acceptance of **Valverde Phase 4**, the public streets and sidewalks shall become the property of the City.

Public Improvement Plan Agreement – *Valverde Phase 4*

4.50 Assignment

This agreement, any part hereof, or any interest herein shall not be assigned by the Developer without written consent of the City Manager, said consent shall not be unreasonably withheld, and it is further agreed that such written consent will not be granted for the assignment, transfer, pledge and/or conveyance of any refunds due or to become due to the Developer except that such assignment, transfer, pledge and/or conveyance shall be for the full amount of the total of all such refunds due or to become due hereunder nor shall assignment release assignor or assignee from any and all Development assurances and responsibilities set forth herein.

4.60 Conflicts (remove if not applicable)

In the event of a conflict between this agreement and that certain **Viridian Development Agreement** between the City of Bastrop and **CONTINENTAL HOMES OF TEXAS, L.P.**, effective **July 22, 2021** (the "Development Agreement"), the Development Agreement shall control. Nothing in this agreement shall be construed as amending the Development Agreement.

IN TESTIMONY WHEREOF, the City of Bastrop has caused this instrument to be executed in duplicate in its name and on its behalf by its City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in duplicate, at the City of Bastrop, Texas this the ____ day of _____, 2025.

Valverde Phase 4

City of Bastrop, Texas

Signatory

Sylvia Carrillo, ICMA-CM, CPM

Company

City Manager

ATTEST:

City Secretary

Date

Distribution of Originals:

Developer
City Secretary
Planning and Development Department