

**ORDINANCE NO. 2025-34**

**AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, APPROVING THE ZONING CONCEPT SCHEME REQUEST TO REZONE THE PROJECT SITE FROM P5 CORE TO PLANNED DEVELOPMENT DISTRICT (“PDD”) WITH A BASE DISTRICT OF P5 CORE, FOR THE AREA DESCRIBED AS BEING 43.112 +/- ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, MORE COMMONLY KNOWN AS THE NIXON TRACT; AND PROVIDING FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, CODIFICATION, EFFECTIVE DATE, PROPER NOTICE, AND MEETING.**

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

**WHEREAS**, pursuant to Texas Local Government Code Chapters 211, 212, 214, and 217, the City Council of the City of Bastrop has general authority to regulate planning, zoning, subdivisions, trees, and the construction of buildings; and

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

**WHEREAS**, on October 11, 2024, the Pharis Design Firm submitted a request for a zoning concept scheme to rezone the project site from P5 Core to Planned Development District (PDD) with a base district of P5 Core; and

**WHEREAS**, the City Staff reviewed the request for the Zoning Concept Scheme and finds it to be justifiable based upon the Future Land Use designation for this property is General Commercial, which allows a wide range of commercial and retail uses, Transitional Residential which allows for high density development with a variety of housing types and Neighborhood Residential which allows single-family residential associated with amenities; and

**WHEREAS**, the City of Bastrop Planning and Zoning Commission held a public hearing on March 13, 2025 and made a recommendation to approve this proposed PDD ordinance with an amendment to add the requirement of a Traffic Impact Analysis with a vote 7-1; and

**WHEREAS**, the City Council has reviewed this request for zoning and finds the request

to be reasonable and proper under the circumstances. The City Council requests that a Traffic Impact Analysis be conducted prior to platting.

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


- Section 1. Findings of Fact.** The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.
- Section 2.** The property, 43.112 acres out of the Nancy Blakey Survey, Abstract 98 is rezoned from P5 Core to a PDD with a base district of P5 Core, and a Zoning Concept Scheme is established, located at 540 W SH 71, within the City Limits of Bastrop, Texas as more particularly known as the Nixon Tract as shown in Exhibit A.
- Section 3. Severability.** If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.
- Section 4. Codification.** The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.
- Section 5. Repeal.** This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.
- Section 6. Effective Date.** This Ordinance shall be effective immediately upon passage and publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.
- Section 7. Proper Notice and Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

Signature page to follow

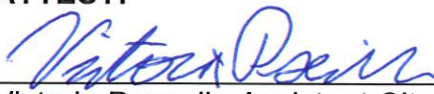
READ & ACKNOWLEDGED on First Reading on this the 25<sup>th</sup> day of March 2025.

READ & ADOPTED on Second Reading on this the 8<sup>th</sup> day of April 2025.

APPROVED:


by:   
John Kirkland, Mayor Pro-Tem

ATTEST:

  
Victoria Psencik, Assistant City Secretary



APPROVED AS TO FORM:

  
City Attorney