

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS, APPROVING THE ZONING CONCEPT SCHEME REQUEST TO REZONE THE PROJECT SITE FROM P3 NEIGHBORHOOD TO P5 CORE, FOR THE AREA DESCRIBED AS BEING 2.55 +/- ACRES OUT OF BUILDING BLOCK 120, EAST OF JACKSON STREET, LOCATED AT 1811 JASPER STREET; 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, 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, on December 1, 2025, the applicant submitted a request for a zoning concept scheme to rezone the project site from P3 Neighborhood to P5 Core; and

WHEREAS, the City Staff reviewed the request for the Zoning Concept Scheme and finds it to be consistent with the criteria for zoning changes under the B3 Code and the Future Land Use Map; and

WHEREAS, the City of Bastrop Planning and Zoning Commission held a public hearing on February 26, 2026, and made a recommendation to approve this proposed Zoning Concept Scheme with a vote 6-0; and

WHEREAS, the City Council has reviewed this request for zoning, and finds the request to be reasonable and proper under the circumstances; 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 Zoning Concept Scheme request to rezone the project site from P3 Neighborhood to P5 Core, for the area described as being 2.55 +/- acres out of Building Block 120, East of Jackson Street, located at 1811 Jasper Street (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.** 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 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.

READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 24th day of March 2026.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 14th day of April 2026.

APPROVED:

by: 
Ishmael Harris, Mayor

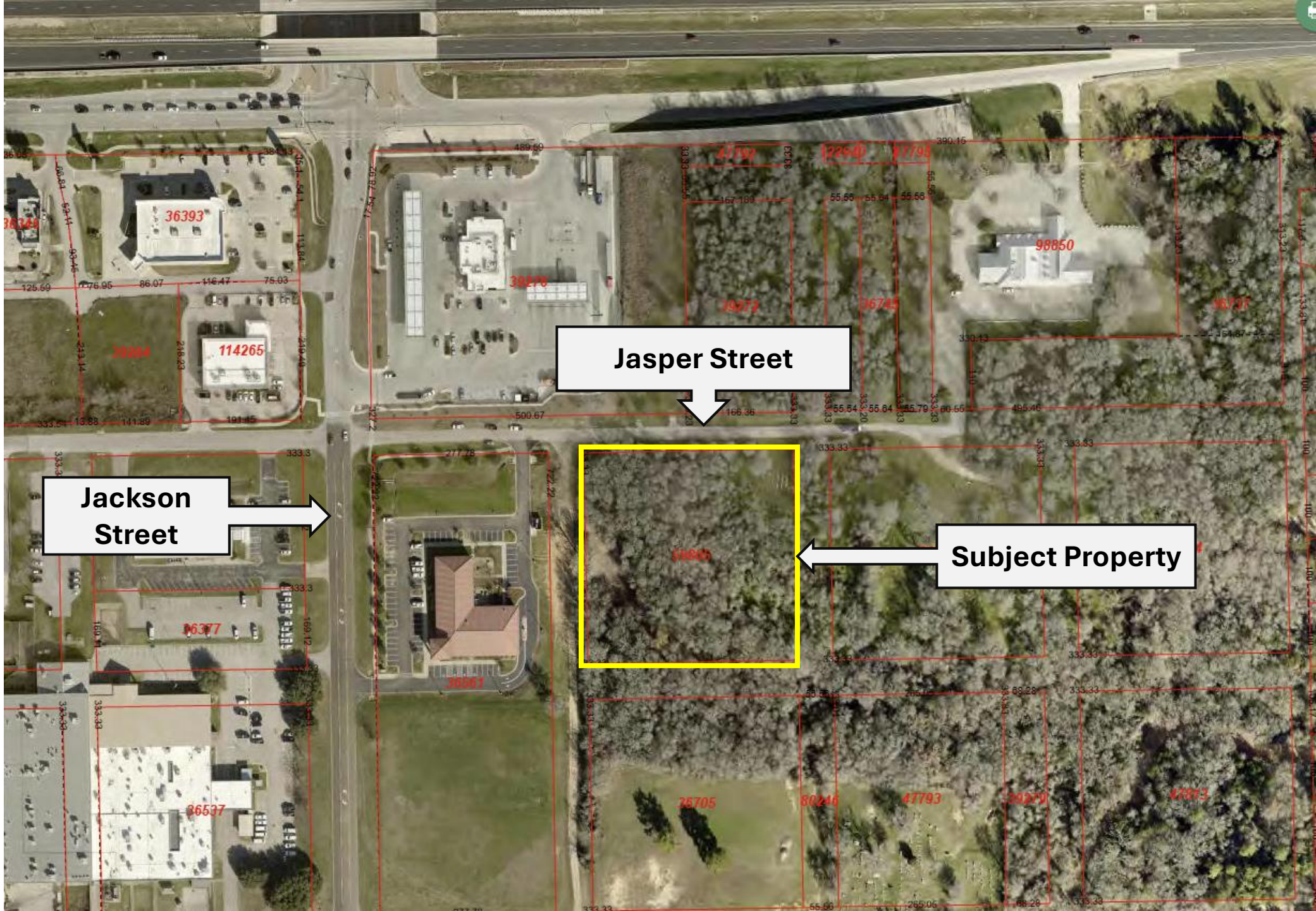
ATTEST:


Michael Muscarello, City Secretary

APPROVED AS TO FORM:


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

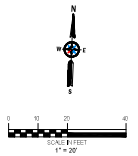
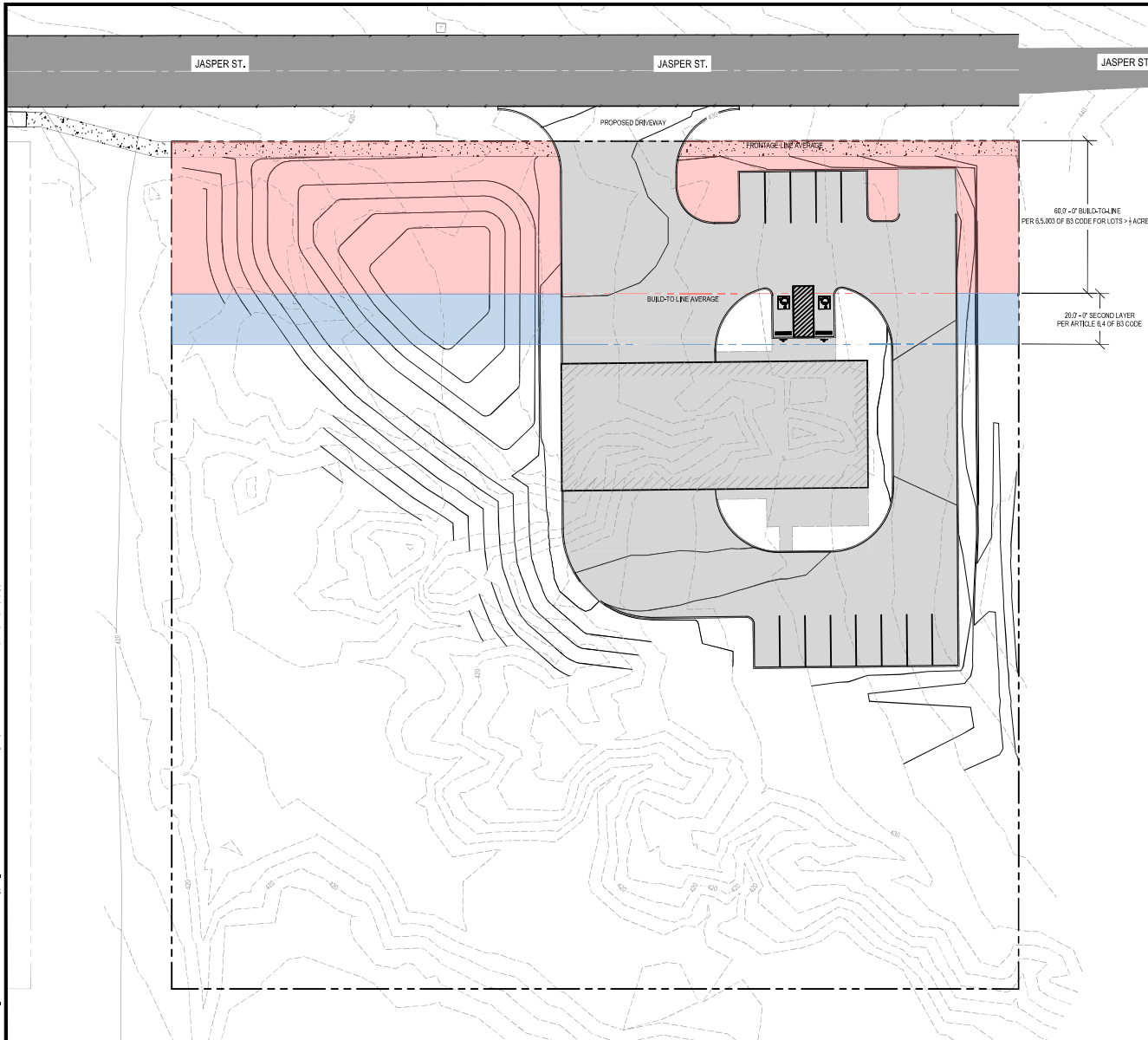




Jasper Street

Jackson Street

Subject Property



GENERAL SITE NOTES:	
LOT SIZE	2.55 ACRES
TOTAL IMPERVIOUS COVER (CONCEPTUAL APPROXIMATE)	29,400 SQFT
IMPERVIOUS COVER AS PERCENTAGE OF TOTAL	26% (80% ALLOWED)
BUILDING TYPE	CONVENTIONAL STEELFRAMING - TYPE IIB
BUILDING USE	COMMERCIAL (CIVIC USE)
BUILDING HEIGHT	35' - 0"
PARKING COUNT	13 SPACES PLUS 2 VAN ACCESSIBLE
PROJECT SCHEDULING	SINGLE-PHASE CONSTRUCTION

GENERAL SITE PATTERN LEGEND:	
FIRST LAYER 66' 0" BUILD-TO-LINE PER 6.5.003 OF B3 CODE FOR LOTS > 1/2 ACRE	
SECOND LAYER 20' 0" PER ARTICLE 6.4 OF B3 CODE	
JASPER ST. (APPROXIMATE)	
IMPERVIOUS COVER	
PROPERTY LINE	-----
EASEMENT LINE	- - - - -

NO.	REVISION	DATE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN CARLOS LOZANO, PE #15616 ON 1/13/2026. THE DATE INDICATED, ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

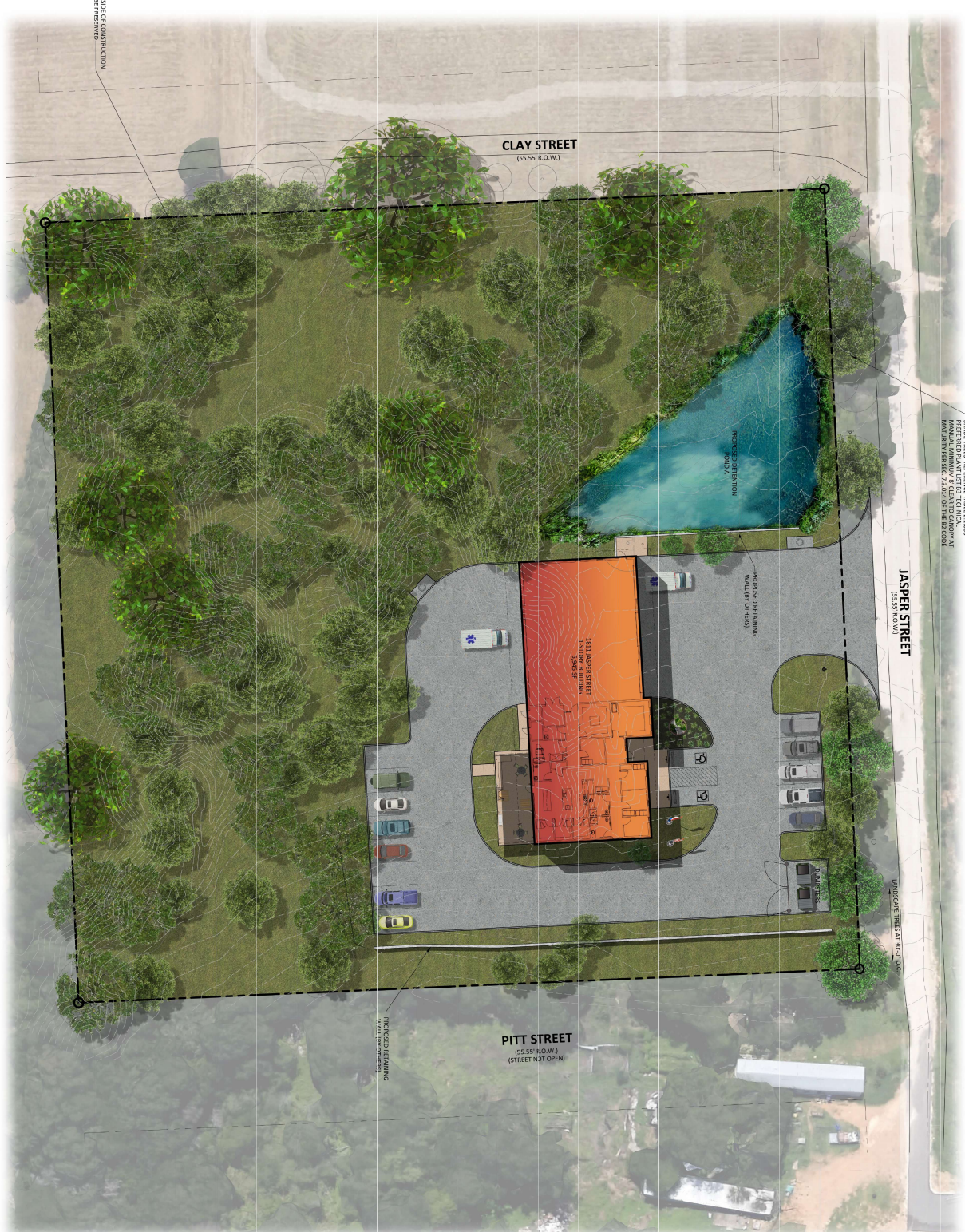


Southwest Engineers
Engineering Texas Since 1978
TPE NO. F-1909
www.swengineering.com

BASTROP
700 MAIN STREET STE 400
BASTROP, TEXAS 78602
PH 512.835.9799



<p>LOT ARRANGEMENT PLAN</p> <p>ESD #3</p> <p>1811 JASPER ST BASTROP, TX 78602</p>	<p>DRAWN BY: NJM</p> <p>CHECKED BY: JCL</p> <p>SHEET <u>7</u> OF <u>9</u></p>	<p>PROJECT NO. 1286-001</p> <p>DRAWING NO. 1286-001</p>
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PLANT TRAIL, ASSOCIATES, TEXAS, L.P.
 PREFERRED PLANT LIST IS TECHNICAL
 MANUAL, MINIMUM 8' CLEAR TO CANOPY AT
 MAIN TRAIL LEVEL. SEE ATTACHED FOR LIST.

JASPER STREET
 (55.55' ROAD)

CLAY STREET
 (55.55' R.O.W.)

PITT STREET
 (55.55' R.O.W.)
 (STREET N 20' OPEN)

SITE PLAN
 SCALE: 1" = 20'-0"
 2.55 ACRES
 20' 0' 20'
 SCALE

TRAILS OUTSIDE OF CONSTRUCTION
 LIMITS TO BE PRESERVED

ZC-1
 SHEET 8 OF 9

SHEET NO.
 JOB NO. 2473
 DATE: APR 28 2025
 EXPIRES:

PRELIMINARY
 NOT FOR REGULATORY APPROVAL,
 PERMITTING, OR CONSTRUCTION
 ARCHITECT - ALAN B. HICKSBY
 REGISTRATION NO. 11155

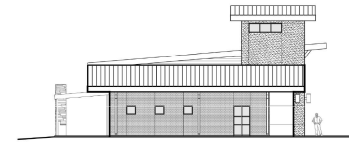
ZONING CONCEPT SCHEME:
BASTROP COUNTY ESD #3
 1811 JASPER STREET - BASTROP, TEXAS 78602

CF
 CALLAHAN & FREEMAN
 ARCHITECTS
 P.O. BOX 15577
 FORT WORTH, TX 76119
 817.478.1785
 info@cfarch.com
 1150 E. KENNEDALE PKWY.
 KENNEDALE, TX 78600



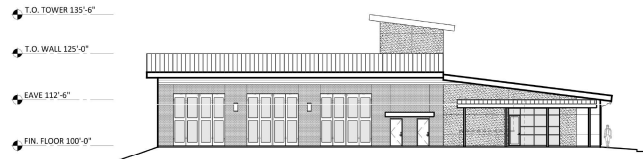
JASPER STREET VIEW
FRONT ELEVATION - (NORTH)

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



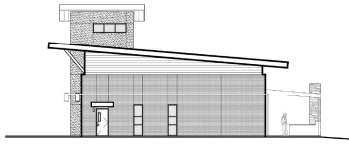
LEFT ELEVATION - (EAST)

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



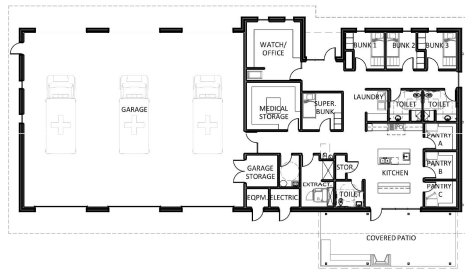
REAR ELEVATION - (SOUTH)

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



RIGHT ELEVATION - (WEST)

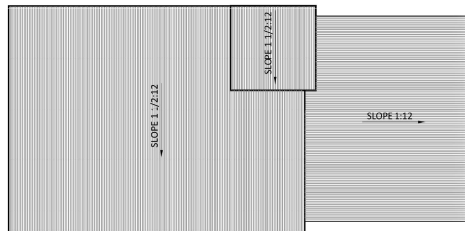
SCALE: 1/16" = 1'-0"



FLOOR PLAN

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

5,945 SF



ROOF PLAN

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



RENDERED VIEW OF BUILDING FROM JASPER STREET

P.O. BOX 1807
 DALLAS, TEXAS 75219
 412 F STREET
 DALLAS, TEXAS 75201
 412 N. GALE STREET
 DENVER, CO 80202

CF
 CALLAHAN & FREEMAN
 ARCHITECTS

ZONING CONCEPT SCHEME:
BASTROP COUNTY ESD #3
 1811 JASPER STREET - BASTROP, TEXAS 78602

PRELIMINARY
 NOT FOR REGULATORY APPROVAL
 PERMITTING OR CONSTRUCTION
 REGISTRATION NO. 11150

DATE: NOV. 25, 2025
 REVISIONS:

JOB NO.: 50473

SHEET NO.

ZC-2

SHEET 9 OF 9