

**ORDINANCE 2024-13**

**ZONING CONCEPT SCHEME CHANGE  
VALVERDE NORTH**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*[Signatures on following page]*

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

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

**APPROVED:**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

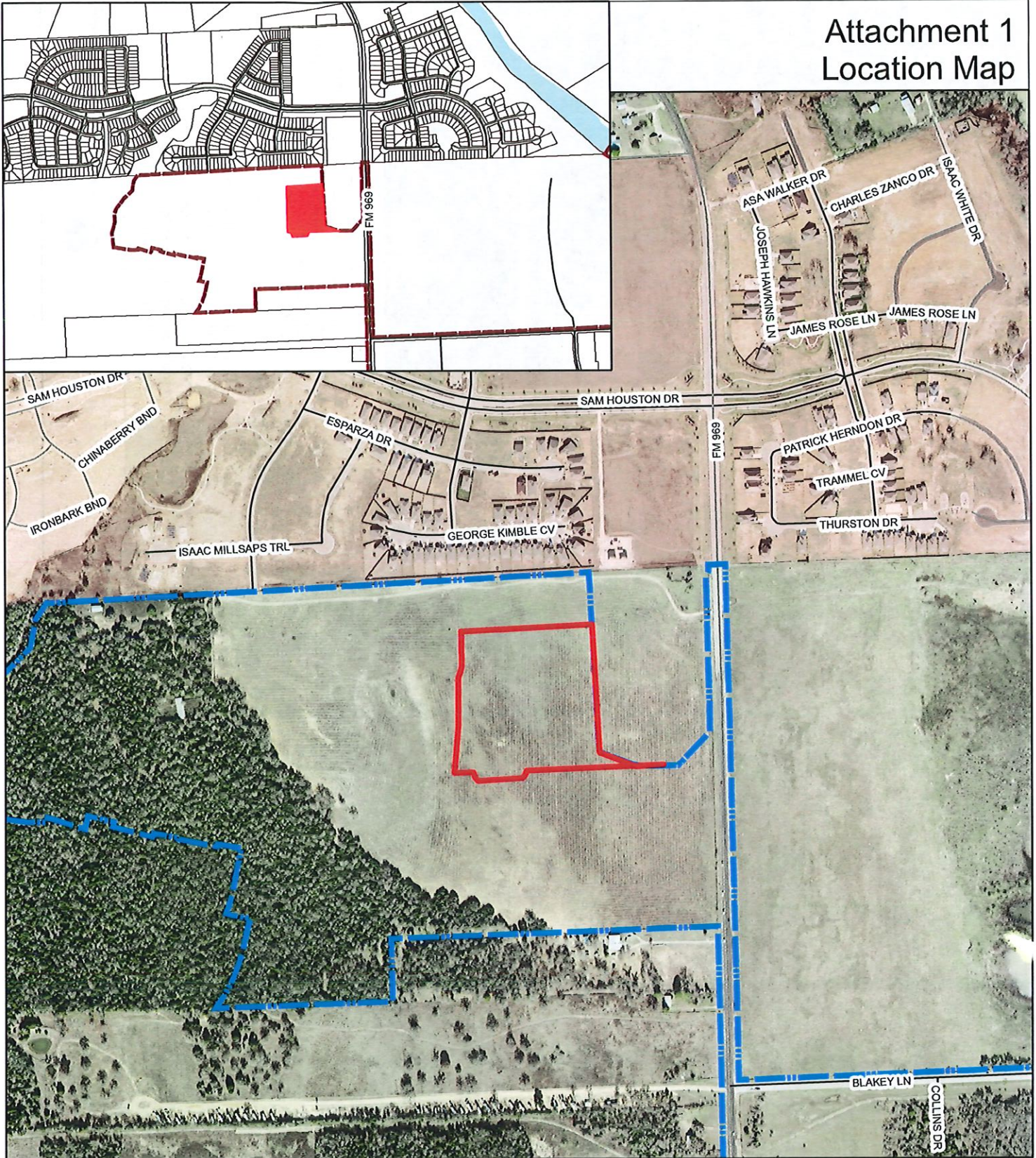
  
\_\_\_\_\_  
Alan Bojorquez, City Attorney

## **ATTACHMENT A**

### **Property Description**



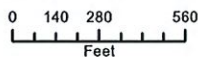
# Attachment 1 Location Map



Date: 4/3/2024

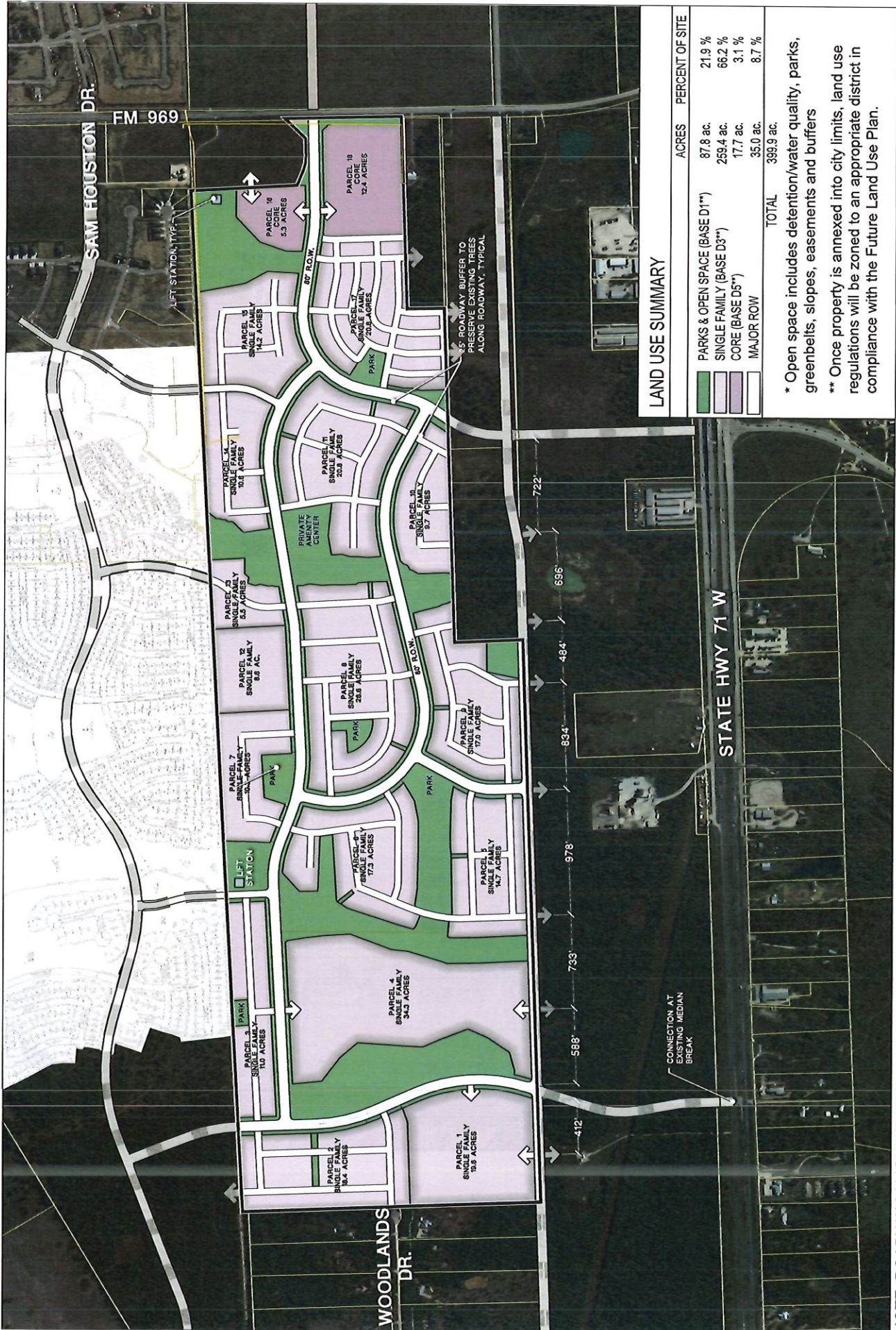
## Valverde Location Map

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



1 inch = 600 feet

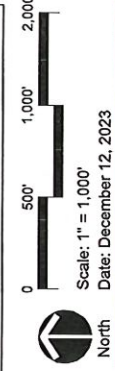




**LAND USE SUMMARY**

	ACRES	PERCENT OF SITE
PARKS & OPEN SPACE (BASE D1**)	87.8 ac.	21.9 %
SINGLE FAMILY (BASE D3**)	259.4 ac.	66.2 %
CORE (BASE D5**)	17.7 ac.	3.1 %
MAJOR ROW	35.0 ac.	8.7 %
<b>TOTAL</b>	<b>399.9 ac.</b>	

\* Open space includes detention/water quality, parks, greenbelts, slopes, easements and buffers  
 \*\* Once property is annexed into city limits, land use regulations will be zoned to an appropriate district in compliance with the Future Land Use Plan.



Scale: 1" = 1,000'  
 Date: December 12, 2023

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

**VIRIDIAN  
 CONCEPTUAL LAND USE PLAN  
 D.R. HORTON  
 BASTROP, TEXAS**