



# STAFF REPORT

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**MEETING DATE:** March 25, 2025

**TITLE:**

Consider and act on Resolution No. R-2025-66, approving a Public Improvement Plan Agreement with Longhorn Opportunity Fund, for Pecan Park Commercial Block 8, Lots 2-4 & 6-7, 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:**

Approve Resolution No. R-2025-66, approving a Public Improvement Plan Agreement with Longhorn Opportunity Fund, for Pecan Park Commercial Block 8, Lots 2-4 & 6-7, as attached in Exhibit A.

**ATTACHMENTS:**

1. Resolution No. R-2025-66
2. Exhibit A – Pecan Park Commercial Block 8, Lot 2-4 & 6-7 Public Improvement Plan Agreement