



STAFF REPORT

MEETING DATE: February 24, 2025

TITLE:

Hold a public hearing, consider and act on, amending the Bastrop Code of Ordinances, Chapter 10 – Subdivisions, by enacting Article 10.01 titled “Parkland Dedication and Park Enrichment Fund,” Sections 10.01.001 – 10.01.014; and move to include on the March 4, 2025 Special City Council Agenda for the first reading.

AGENDA ITEM SUBMITTED BY:

Vivianna Nicole Andres, Assistant to the City Manager

BACKGROUND/HISTORY:

The B3 code was adopted in November of 2019. With the adoption of the B3 Code came a new zoning designation titled "Civic Space". This zoning designation is intended to encapsulate not only parkland, but also governmental uses, schools, plazas, courtyards, etc.

	P1	P2	P3	P4	P5	EC
CIVIC SPACE - ARTICLE 7.5						
PARK	P	P	P	NP	NP	NP
GREEN	NP	NP	P	P	P	P
SQUARE	NP	NP	NP	P	P	P
PLAZA	NP	NP	NP	NP	P	P
PLAYGROUND	P	P	P	P	P	P
COMMERCIAL PLACE	NP	NP	NP	P	P	P
POCKET PARK	NP	NP	P	P	P	P
COURT	NP	NP	P	P	P	P
CLOSE	NP	NP	P	P	P	P

Requirements also established a concept called Pedestrian Sheds. Pedestrian Sheds are meant to be ¼ mile radiuses within the city limits (approximately 80 acres or six Farm Lots) that have a certain percentage requirement for each Place Type within the B3 Code.

(b) The City of Bastrop shall have the following assigned percentages of each Pedestrian Shed allocated to the established Place Types. Before preparing a Neighborhood Concept Scheme the Applicant must review permitted Development Patterns and the associated Standards. Place Type percentage allocation per Pedestrian Shed as described in Article 3.3:

P1 - Nature	Varies
P2 - Rural	Varies
P3 - Neighborhood	10-35%
P4 - Mix	25-75%
P5 - Core	5 - 20%
CS - Civic Space	10% Min.
EC - Employment Center	No Min.
PDD - Planned Development District	No Min.

The intent was to create complete communities within those respective pedestrian sheds. This means that when a Neighborhood Regulating Plan or a Zoning Concept Scheme is submitted, at least 10% should be allocated as Civic Space.



However, with the Civic Space uses being so broad in nature, it has bypassed the ability of the City to ensure that whenever there is a new development dedicating Civic Space within the city limits, the dedication being given to the City is meaningful, well-developed parkland that aligns with our Parks Master Plan. To that end, if the development is not able to dedicate parkland that aligns with our Parks Master Plan, the City should be able to ensure the developer is paying a fee-in-lieu of dedication for parkland. The collection of a fee in lieu of dedication is meant to offset the impact on the park facilities that will occur from the residents who will eventually occupy that development.

The community identified six areas of great importance when it comes to enhancing the existing parks and recreation system. The **Big Six recommendations** are as follows:

1. FUNDING

Develop sustainable and robust funding strategies to support the newly envisioned park system, including the development and improvement of parks and their maintenance and operational requirements through the use of conventional and non-conventional funding methods such as grants, partnerships, sponsorships, and proactive CIP project planning.

2. PARK IMPROVEMENTS

Improve existing parks, trails, and recreational facilities to support the newly envisioned park system through coordinated funding efforts with the Finance Dept.; working with other city departments to coordinate projects; tracking inventory and identifying items needing maintenance or replacement; establishing standards for equipment/facilities/amenities; keeping constant supply of materials to quickly repair or replace amenities; and include all-inclusive park infrastructure and amenities.

3. TRAILS

Develop additional trail connections through the implementation of new design standards; addressing safety concerns and accessibility through the development of trails with lighting, proper lane markings, and signage; and improve citywide connectivity by developing a Trails Master Plan to identify items such as specific locations of trails, access points, amenities, and linking the plan to the City's Major Throughfare Plan.

4. RECREATIONAL PROGRAMMING

Expand and create additional recreational programming, special events, and educational opportunities by designing new parks and facilities to be flexible in their programming; by coordinating recreational programming with existing city events; developing communication strategies to promote recreational programming to the community; conduct follow-up assessments at least every three years to determine need for new programming; develop partnerships with specialized organizations such as Master Gardeners and Master Naturalists to provide educational opportunities at the parks; partner with the Chamber of Commerce and other private sector groups to utilize the parks and recreation facilities for their public events; and promote events on the City's websites and social media.

5. LAND ACQUISITION

Identify and acquire land for parks, recreational facilities, and trail/open space/preservation areas through the implementation of a parkland dedication ordinance that includes dedication requirements, standards, and a fee-in-lieu-of-process for development projects; coordination with private property owners on the application of easements for public use; and coordination between the Parks Division, Recreations Division, and the Planning Department to identify and track existing and future developments.

6. RECREATIONAL COMMUNITY CENTER

Develop an all-inclusive, multi-use Recreational Community Center to support the recreational needs of the community through the development of a feasibility study to be used to identify items such preferred locations, amenities, facilities, number of FTEs to operate/manage/maintain the facility, and potential methods of funding for the construction/operations/maintenance of the facility.

SPORT COMPLEX

As part of the overall development of the PROS Plan, the City requested that the project team investigate the needs and economic opportunities for the construction of a sports complex. The project team undertook this request and what was determined is that the placement of a sports complex within the City of Bastrop would be highly beneficial not only in providing a new facility for sports recreation, but also economically benefit the community. The sports examined were baseball, softball, soccer, pickle ball, and par-3 golf. The study determined that sports complexes geared toward baseball, softball and soccer were the most sought after. These sports complexes were identified as those that brought in the most levels of tournaments and teams to an area. As part of this draw to the sports complex, economic benefits could also be captured through the tourism brought by the tournaments. Those who would be attending the tournaments were found to spend money at local retail businesses, restaurants, and overnight accommodations.

Another reason why the City is seeking to adopt the Parkland and Community Enrichment Fee Ordinance is so that the City can better align with one of the core focuses of the B3 Code, "Perpetuation of Authentic Bastrop." By adopting this ordinance, the City would be able to ensure that we continue to receive meaningful parkland that fits the needs of citizens and the goals of

our Parks Master Plan, and that we have tools in place that will allow us to reinvest in our existing parkland which is a key feature in the fabric of authentic Bastrop. The existing parks, such as the historic Fisherman’s Park (est. 1947), serve to enhance the quality of life for our residents.

The intent of the Code is to establish the Standards that enable, encourage, and ensure the community achieves:

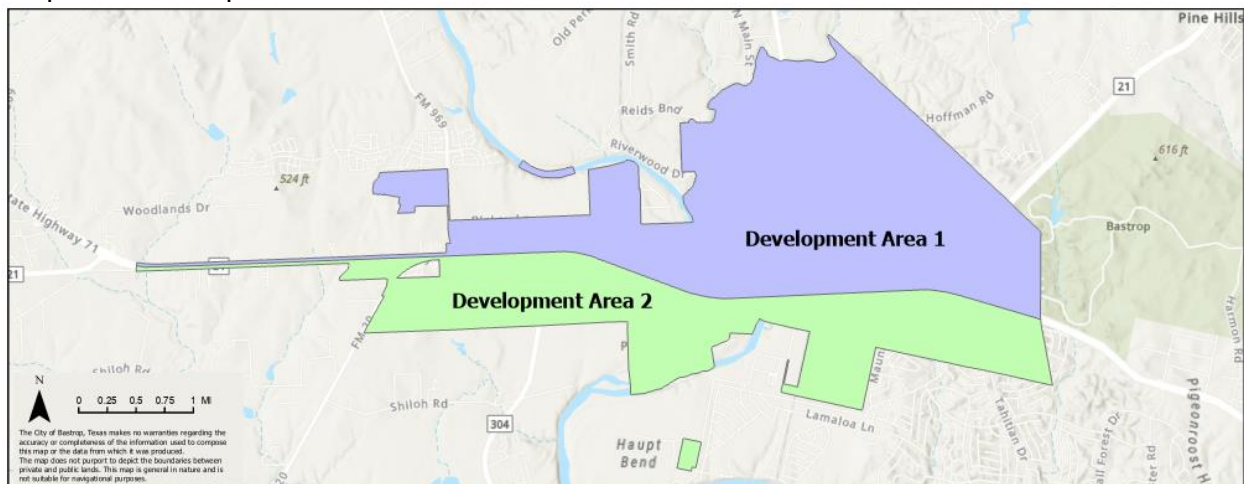
- ✓ ***Fiscal Sustainability***
- ✓ ***Geographically Sensitive Developments***
- ✓ ***Perpetuation of Authentic Bastrop***

The proposed Parkland and Community Enrichment Fee Ordinance will be incorporated into the Bastrop Code of Ordinances, Chapter 10 – Subdivisions. This ordinance seeks to establish specific dedication requirements solely related to parkland and standards for fees-in-lieu of parkland dedication. It also seeks to establish a Community Enrichment Fund and fee, which will be assessed on a per-dwelling or per-dwelling-unit basis.

Parkland and Community Enrichment Fund Ordinance Highlights:

- **Parkland Dedication:** The parkland dedication requirement will apply to single-family (SF) and residential or commercial multi-family (MF) uses.
 - The single-family dedication ratio will be 1 acre for each 100 proposed dwelling units.
 - The multi-family dedication ratio will be 1 acre for each 200 proposed units.
 - For mixed-used (SF & MF) development, the dedication requirements shall apply proportionately.
 - All parkland dedicated must be a minimum of 3 acres and contiguous in nature.
- **Park Development Fund:**
 - If paying fee-in-lieu of dedication, fee will be assessed at the time of plat submission and will be collected at the time of filing the plat.
 - The ordinance will establish two separate development areas for the City of Bastrop. These areas will be used for the distribution of any monies collected in lieu of the dedication of the parkland.
 - If the monies collected are not expended within 10 years, the City must relinquish any unused funds to the original grantor of said monies.

Proposed Development Areas:



- Community Enrichment Fund:
 - This will be a fee assessed in addition to the dedication of the parkland or the payment of a fee-in-lieu of the dedication of the parkland.
 - It will be \$250 per dwelling unit or multi-family unit.
 - The funds collected by this fee will be used for the acquisition of land or construction improvements to existing parks. Also, these funds are not tied to the proposed City Development Areas and can be used at large throughout the city on an as-needed basis.

- Additional Requirements:
 - Detention or retention areas may be accepted in addition to the required dedication but shall not exceed 10% of the overall land being dedicated for parkland to the City.
 - Parkland being dedicated will be required to be easily accessible to the public (not situated at the back of a development and only accessible by a non-descript green belt).

PLANNING AND ZONING COMMISSION:

The proposed ordinance was presented to the Planning and Zoning Commission on Monday, February 17, 2025. The Planning and Zoning Commission recommended approval of the ordinance as proposed by a unanimous vote.

RECOMMENDATION:

Make a recommendation on amending the Bastrop Code of Ordinances, Chapter 10 - Subdivisions, by enacting Article 10.01 titled "Parkland Dedication and Park Enrichment Fund", Sections 10.01.001 – 10.01.014.

ATTACHMENTS:

1. Proposed "Parkland Dedication and Park Enrichment Fund"