

**ADAM WORD GATES**  
ARCHITECTURE STUDIO

CITY OF BASTROP REQUIRED SIGNATURES

OWNER : STEVE CLASSEN

OWNER : MARISSA CLASSEN



ARCHITECT : ADAM WORD GATES, AIA

CIVIL ENGINEER : PAUL VIKTORIN

CITY OF BASTROP ENGINEER

**BASTROP AUTOMOTIVE**  
**ZONING AND DRAINAGE CONCEPT SCHEMIES**

118 FM 969  
Bastrop, TX 78602

VICINITY MAP

DESIGN TEAM

ARCHITECT

AWG STUDIO

ADAM W. GATES

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CIVIL ENGINEERING

SOUTHWEST ENGINEERS

GABE HOVDEY

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P: 512.312.4336, ext. 312

OWNER TEAM

CONTRUCTION MANAGER

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BANKS CHISUM

E: banks@jbchisum.com

P: 512.395.7770

OWNER

STEVEN CLASSEN

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MAXWELL, TX 78656

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET
00 GENERAL	
CS 0	DRAINAGE CONCEPT COVER
CS 1	COVERSHEET
CS 2	PROJECT INFORMATION
02 CIVIL	
1 OF 3	INFRASTRUCTURE PLAN
2 OF 3	EXISTING DRAINAGE AREA MAP
3 OF 3	PROPOSED DRAINAGE AREA MAP
05 ARCHITECTURAL	
ZS 0.1	EXISTING PLAN
ZS 0.2	PEDESTRIAN SHED EXHIBIT
ZS 1.1	PROPOSED DEVELOPMENT SCHEME
ZS 1.2	PROPOSED DEVELOPMENT SCHEME
ZS 2.1	ARCHITECTURAL VIEWS

PROJECT GOAL

TO RE-ZONE 2 LOTS FROM PLACE TYPE P2 TO P5. THEN AT 118 FM 969, DEMOLISH EXISTING STRUCTURES AND DEVELOP THE SITE FOR USE AS AN AUTOBODY SHOP SIMILAR TO THE ADJACENT SITE.

APPLICABLE CODES

- BASTROP BUILDING BLOCK (B<sup>3</sup>) CODE
- B<sup>3</sup> TECHNICAL MANUAL
- B<sup>3</sup> PATTERN BOOK
- STORMWATER DRAINAGE DESIGN MANUAL
- MASTER TRANSPORTATION PLAN CHAPTER 5
- BASTROP CODE OF ORDINANCES

PREVIOUS ENGAGEMENT

AUTOBODY SHOP – 118 FM 969 & 654 W HWY 71

November 3, 2022

ATTENDEES:

Adam Gates and Banks Chisum

Jennifer Bills, Trey Job, Keelren Baah, and Vivianna Andre

LEGAL DESCRIPTION

1.192 ACRES WITHING THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS

118 FM 969

BASTROP, TX 78602

PROPERTY ID: 78667

GEOGRAPHIC ID: R78667

0.806 ACRES WITHING THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS

654 W SH 71

BASTROP, TX 78602

PROPERTY ID: 24712

GEOGRAPHIC ID: R24712

Item 3B.

AWG

STUDIO

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San Antonio, TX 78210

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ZONING CONCEPT SCHEME

BASTROP AUTOMOTIVE

118 FM 969

Bastrop, TX 78602

revision

date

ISSUE DATE 01/30/2023

PROJECT # 22-019

DRAWN BY Author

PROJECT ARCHITECT ADAM W. GATES, AIA

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PROJECT INFORMATION

CS 2

15

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ZONING CONCEPT SCHEME  
BASTROP AUTOMOTIVE

118 FM 969  
Bastrop, TX 78602

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EXISTING PLAN

ZS 0.1

COLOR LEGEND

<div></div>	GREEN - UNPROTECTED TREE	<13"
<div></div>	ORANGE - PROTECTED TREE	13" - 24"
<div></div>	RED - HERITAGE TREE	≥24"
<div></div>	LIGHT GRAY	IMPERVIOUS COVER
<div></div>	GRAY	EXISTING STRUCTURE
<div></div>	DARK GRAY	EXISTING STREET

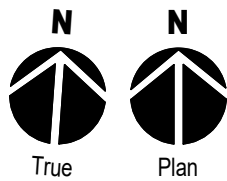
TREE LEGEND

001	19" DIAMETER - CEDAR ELM	TO BE REMOVED
002	POST OAK (DEAD)	
004	8" DIAMETER - POST OAK	
005	19" DIAMETER - LIVE OAK	TO BE REMOVED
006	12" DIAMETER - POST OAK	
007	11" & 12" DIAMETER - PECAN	
008	11" DIAMETER - PECAN	TO BE REMOVED
009	22" DIAMETER - POST OAK	TO BE REMOVED
010	17" DIAMETER - POST OAK	TO BE REMOVED
011	18" DIAMETER - POST OAK	TO BE REMOVED
012	14" DIAMETER - POST OAK	
013	15" DIAMETER - CEDAR (DEAD)	
014	15" DIAMETER - POST OAK	TO BE REMOVED
015	16" DIAMETER - POST OAK	TO BE REMOVED
016	22" DIAMETER - POST OAK	TO BE REMOVED
017	14" DIAMETER - RED OAK	



1 EXISTING SITE PLAN

SCALE: 1" = 20'-0"







	P2 - RURAL	P4 - MIX	P5 - CORE	PDD - PLANNED	TOTAL
EXISTING	47.48%	5.36%	19.04%	8.89%	80.77%
PROPOSED	45.88%	5.36%	20.54%	8.89%	80.77%



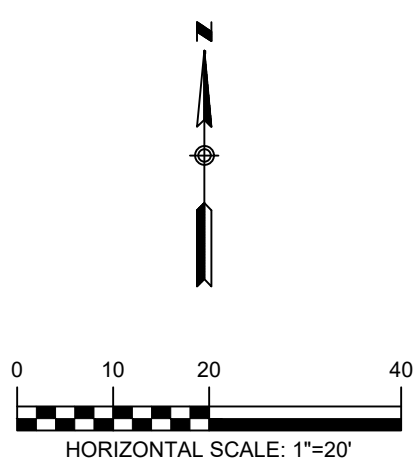
C:\CompanyData\Clients\1062 - Steve and Marisa Clasen\001-22 Auto Repair Shop Site Plan\CAD\Exhibits\1062-001 Infrastructure Plan.dwg -- Layout: "INFRASTRUCTURE PLAN" -- Tue, Jan 17, 2023, 3:28pm, By: manideep.yadavadda

6.00 ACRES  
SHARON WARFIELD WILKES  
873/878

0.809 ACRES  
WGK ENTERPRISES)



- LEGEND**
- W — W — W — EXISTING WATER LINE
  - W — W — W — PROPOSED WATER LINE
  - WW — WW — WW — EXISTING WASTEWATER LINE
  - WW — WW — WW — PROPOSED WASTEWATER LINE
  - SD — SD — SD — EXISTING STORM DRAIN LINE
  - SD — SD — SD — PROPOSED STORM DRAIN LINE
  - G — G — G — EXISTING GAS LINE
  - OE — OE — OE — EXISTING OVERHEAD ELECTRIC LINE
  - UE — UE — UE — EXISTING UNDERGROUND TELEPHONE LINE
  - T — T — T — EXISTING UNDERGROUND TELEPHONE LINE
  - ⊙ EXISTING WATER VALVE
  - PROPOSED WATER VALVE
  - ⊠ EXISTING WATER METER
  - ⊠ PROPOSED WATER METER
  - ⊠ EXISTING FIRE HYDRANT
  - ⊠ PROPOSED FIRE HYDRANT
  - ⊠ EXISTING WASTEWATER MANHOLE
  - ⊠ PROPOSED WASTEWATER MANHOLE
  - ⊠ EXISTING ELECTRIC MANHOLE
  - ⊠ EXISTING TELEPHONE MANHOLE
  - ⊠ EXISTING LIGHT POLE
  - ⊠ EXISTING LIGHT POLE W/ARM
  - ⊠ EXISTING UTILITY POLE
  - ⊠ EXISTING SIGN



TEXAS ONE CALL SYSTEM  
1-800-245-4545  
UNDER PENALTY OF LAW, THE CONTRACTOR IS  
REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM  
AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

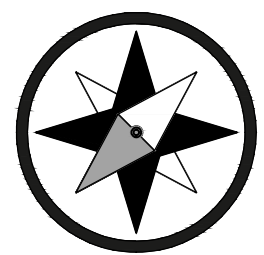
NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS  
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CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE  
DESIGN ENGINEER.

**CAUTION - ELECTRICITY PRESENT**

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR  
WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING  
ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND  
UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING  
ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK  
AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE  
ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE  
ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER  
ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY  
MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND  
THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE



**Southwest  
Engineers**  
TBPE NO. F-1909  
www.swengineers.com

**HEADQUARTERS**  
307 Saint Lawrence Street, Gonzales TX 78629  
P: 830.672.7546 F: 830.672.2034  
**CENTRAL TEXAS**  
205 Cimarron Park Loop, Ste. B, Buda TX 78610  
P: 512.312.4330

**WARNING**  
IF THIS BAR DOES NOT MEASURE 1",  
THE DRAWING IS NOT TO SCALE

DRAWN BY: P.S.

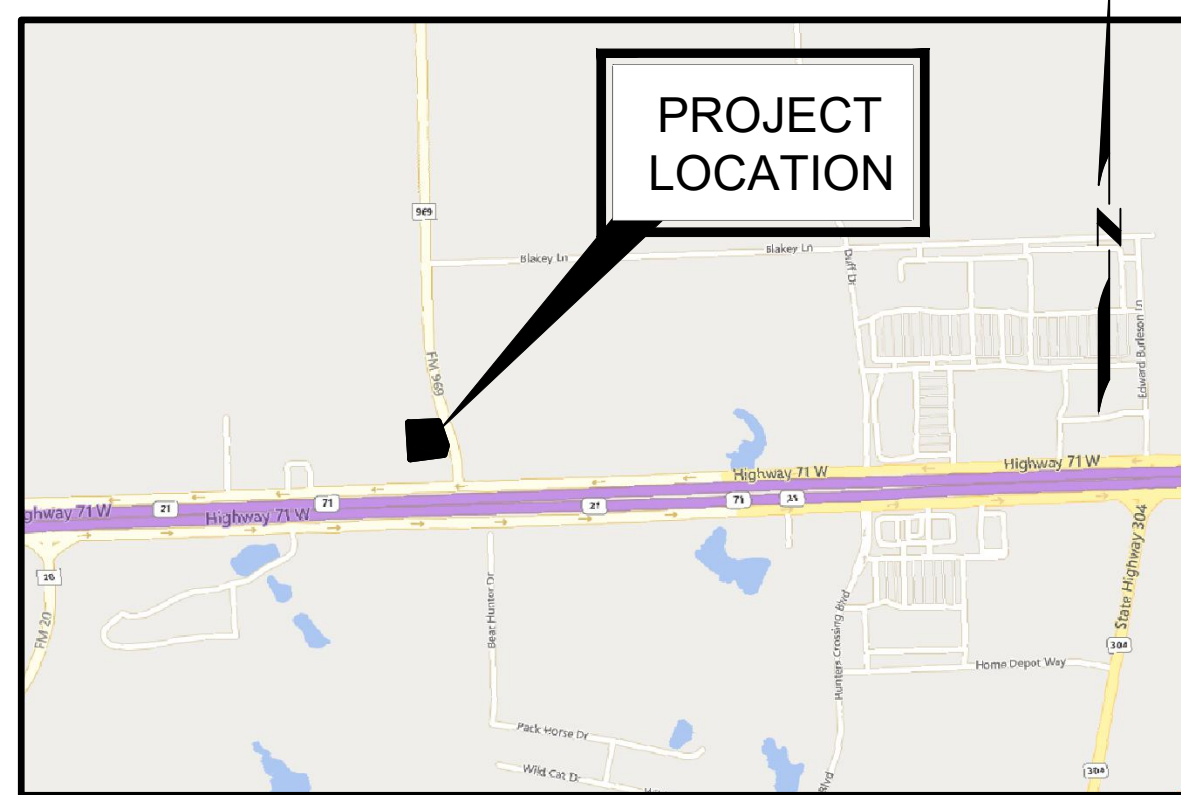
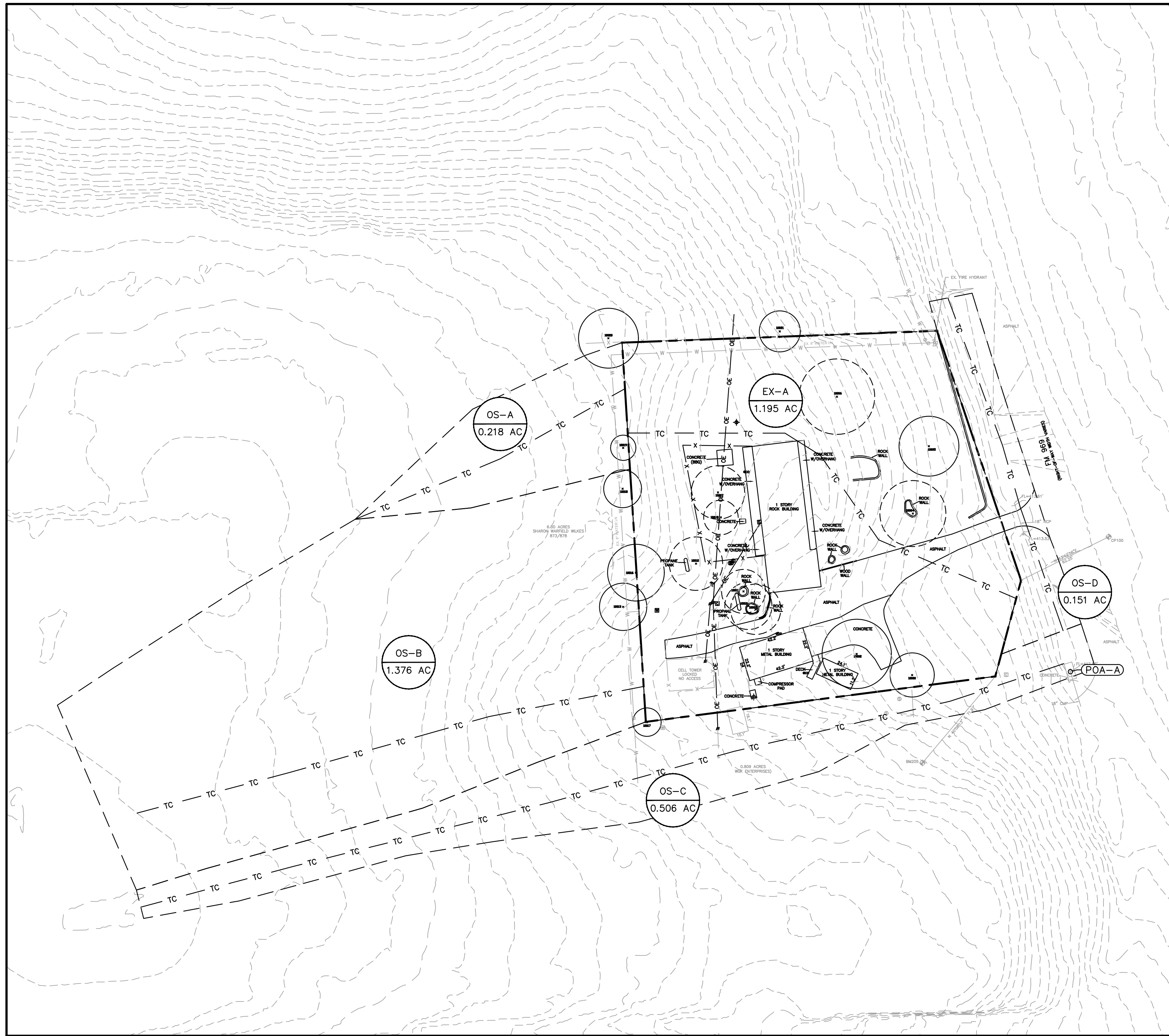
CHECKED BY: G.H.

INFRASTRUCTURE PLAN

**AUTO REPAIR SHOP SITE PLAN**  
ADDRESS, CITY, TEXAS, ZIP

PROJECT NO. <u>1062-001</u>
DRAWING NO. _____
SHEET <u>1</u> OF <u>3</u>





VICINITY MAP

N.T.S.

## BENCHMARK INFORMATION:

BM #205: COTTON SPINDLE WITH "SURE SHOTT CONTROL" WASHER SET IN THE SPLIT IN THE DRIVE FOR ALIBER AUTO GLASS, +/- 72' SOUTHWEST OF THE MOST SOUTHERN CORNER OF THE SUBJECT TRACT

ELEVATION = 428.48'  
VERTICAL DATUM: NAVD 88, (GEOID 18)

## LEGAL DESCRIPTION

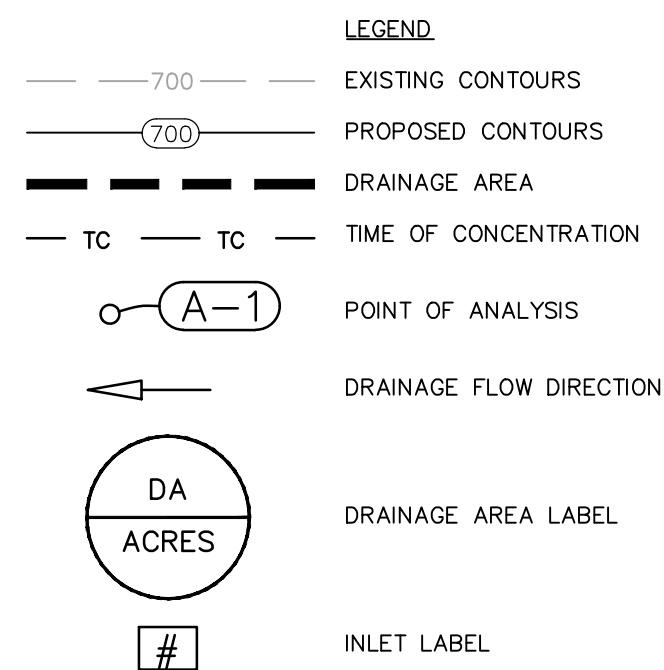
A98 BLAKEY, NANCY, ACRES 1.1920

## EXISTING IMPERVIOUS COVER

10,673.55 SQFT

## PROPOSED IMPERVIOUS COVER

30,935.57 SQFT



## TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)				Total Tc (MIN.)	Tc Used (MIN.)
	SLOPE (FT/FT)	L (FT)	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L (FT)	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L (FT)	Tc Channel (MIN.)			
EX A	0.070	100.000	0.240	7.6	0.074	187	N	0.7	4.00	0	0.00		8.3	10.0
OS-A	0.018	100.000	0.240	13.0	0.038	91	N	0.5	4.00	0	0.00		13.5	13.5
OS-B	0.023	100.000	0.240	11.8	0.053	232	N	0.8	4.00	0	0.00		12.6	12.6
OS-C	0.022	100.000	0.240	12.0	0.063	507	Y	1.7	4.00	0	0.00		13.7	13.7
OS-D	0.012	100.000	0.240	15.3	0.000	0	Y	0.0	4.00	124	0.52		15.9	15.9

EXISTING DRAINAGE SUMMARY TABLE  
(NRCS METHOD)

AREA NAME	EX - A	OS-A	OS-B	OS-C	OS-D	POA - A
Drainage Area (ac.)	1.195	0.218	1.376	0.506	0.151	
% Impervious	0%	0%	0%	0%	0%	
Tc (hrs)	0.167	0.225	0.211	0.228	0.264	
2 year Discharge (cfs)	1.190	0.193	1.252	0.445	0.125	3.206
10 year Discharge (cfs)	2.456	0.396	2.571	0.913	0.255	6.591
25 year Discharge (cfs)	3.747	0.604	3.924	1.394	0.389	10.059
100 year Discharge (cfs)	6.354	1.028	6.675	2.374	0.664	17.096

## EXISTING DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T <sub>c</sub> (min.)	Pervious Cover Condition	2-Yr.				10-Yr.				25-Yr.				100-Yr.			
						C <sub>12</sub>	C <sub>2</sub>	i <sub>2</sub> (in/hr)	Q <sub>2</sub> (cfs)	C <sub>10</sub>	C <sub>10</sub>	i <sub>10</sub> (in/hr)	Q <sub>10</sub> (cfs)	C <sub>25</sub>	C <sub>25</sub>	i <sub>25</sub> (in/hr)	Q <sub>25</sub> (cfs)	C <sub>100</sub>	C <sub>100</sub>	i <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)
EX-A	1.195 ac	0.000 ac	0%	10.0 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.74 in/hr	1.2 cfs	1.10	0.25	7.47 in/hr	2.5 cfs	1.20	0.29	9.01 in/hr	3.7 cfs	1.25	0.36	11.82 in/hr	6.4 cfs
OS-A	0.218 ac	0.000 ac	0%	13.5 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.21 in/hr	0.2 cfs	1.10	0.25	6.60 in/hr	0.4 cfs	1.20	0.29	7.96 in/hr	0.6 cfs	1.25	0.36	10.48 in/hr	1.0 cfs
OS-B	1.376 ac	0.000 ac	0%	12.6 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.33 in/hr	1.3 cfs	1.10	0.25	6.79 in/hr	2.6 cfs	1.20	0.29	8.19 in/hr	3.9 cfs	1.25	0.36	10.78 in/hr	6.7 cfs
OS-C	0.506 ac	0.000 ac	0%	13.7 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.19 in/hr	0.4 cfs	1.10	0.25	6.56 in/hr	0.9 cfs	1.20	0.29	7.92 in/hr	1.4 cfs	1.25	0.36	10.43 in/hr	2.4 cfs
OS-D	0.151 ac	0.000 ac	0%	15.9 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	3.93 in/hr	0.1 cfs	1.10	0.25	6.14 in/hr	0.3 cfs	1.20	0.29	7.40 in/hr	0.4 cfs	1.25	0.36	9.77 in/hr	0.7 cfs

TEXAS ONE CALL SYSTEM  
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

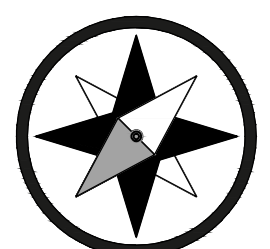
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NO.	REVISION	DATE



01-17-2023

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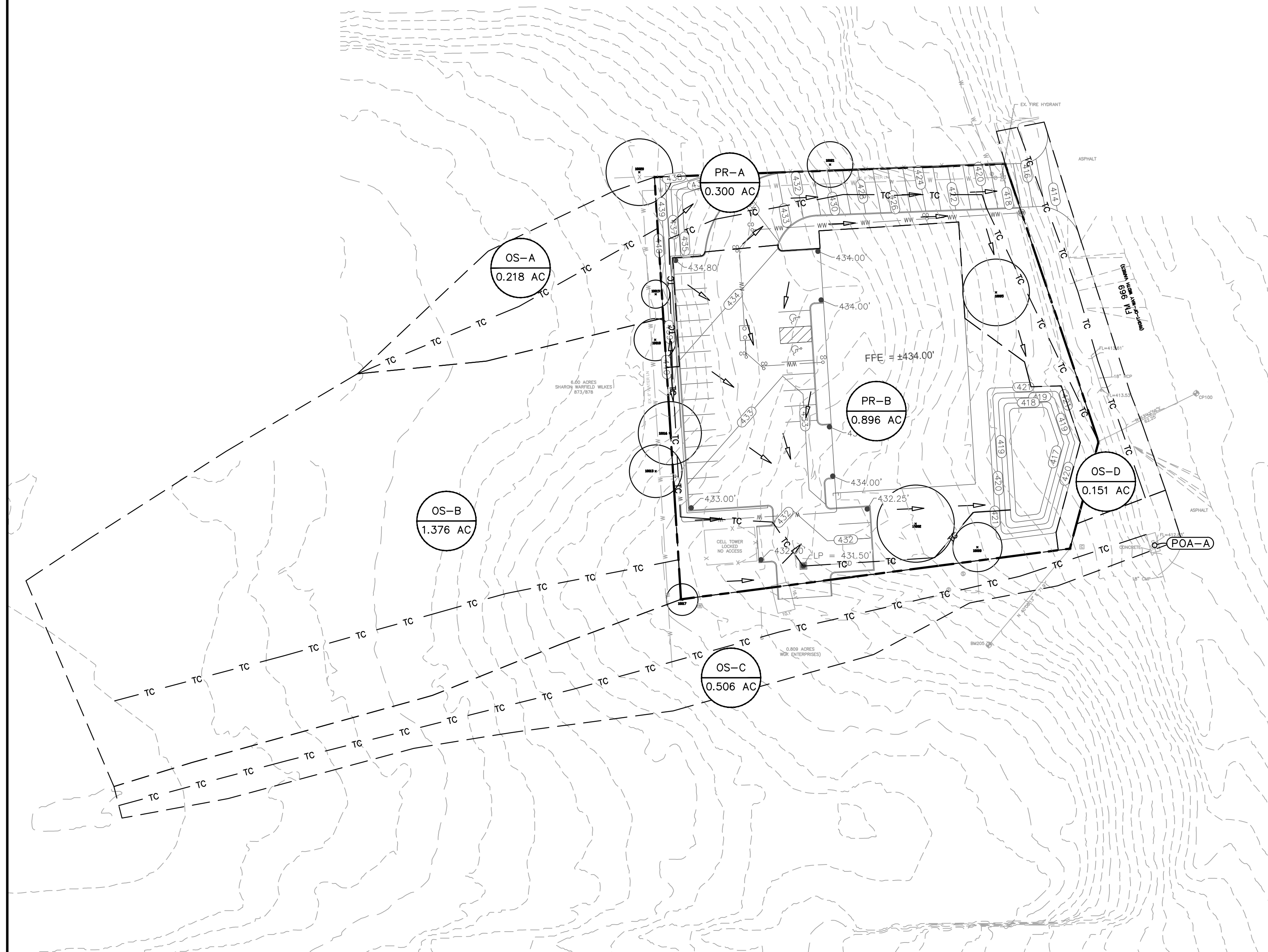
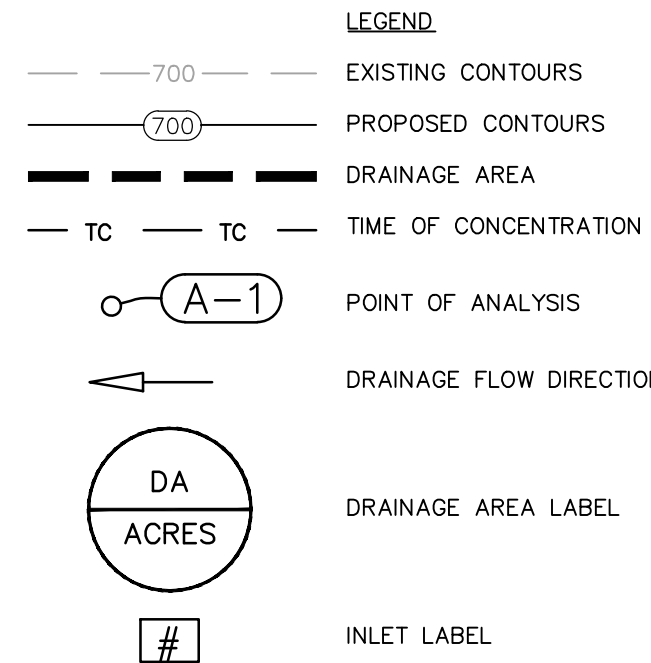
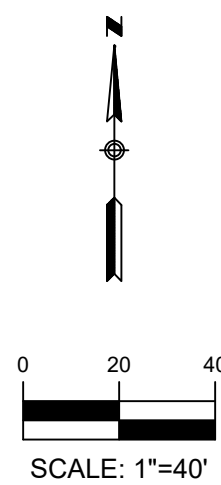
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EXISTING DRAINAGE AREA MAP

**AUTO REPAIR SHOP SITE PLAN**  
ADDRESS, CITY, TEXAS, ZIPPROJECT NO. 1062-001DRAWING NO.           SHEET 2 OF 3





TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)	Tc Used (MIN.)
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Channel (MIN.)		
PR A	0.040	100.000	0.240	9.5	0.080	162	Y	0.5	4.00	147	0.61	10.6	10.6
PR B	0.040	100.000	0.240	9.5	0.029	68	Y	0.3	4.00	131	0.54	10.3	10.3
OS-A	0.018	100.000	0.240	13.0	0.038	91	N	0.5	4.00	0	0.00	13.5	13.5
OS-B	0.023	100.000	0.240	11.8	0.053	232	Y	0.8	4.00	0	0.00	12.6	12.6
OS-C	0.022	100.000	0.240	12.0	0.063	507	Y	1.7	4.00	0	0.00	13.7	13.7
OS-D	0.012	100.000	0.240	15.3	0.000	0	Y	0.0	4.00	124	0.52	15.9	15.9

PROPOSED DRAINAGE SUMMARY TABLE

AREA NAME	PR - A	PR - B (TO POND)	DETENTION POND (WSE)	DETENTION POND RELEASE (POA-B2)	OS-A	OS-B	OS-C	OS-D	PROPOSED POA - A	EXISTING POA-A
Drainage Area (ac.)	0.300	0.896			0.218	1.376	0.506	0.151		
% Impervious	37%	67%			0.00%	0.00%	0.00%	0.00%		
Tc (hrs)	0.176	0.172			0.225	0.211	0.228	0.264		
2 year Discharge (cfs)	0.575	2.39	417.65 (msl)	0.61	0.193	1.252	0.445	0.125	3.202	3.206
10 year Discharge (cfs)	1.128	4.63	418.13 (msl)	1.29	0.396	2.571	0.913	0.255	6.553	6.591
25 year Discharge (cfs)	1.622	6.54	418.46 (msl)	2.02	0.604	3.924	1.394	0.389	9.954	10.059
100 year Discharge (cfs)	2.554	10.02	418.99 (msl)	3.76	1.028	6.675	2.374	0.664	17.056	17.096

PROPOSED POND A					
Elevation (ft)	Area (acres)	Area (sf)	Volume (acre-ft)	Volume (cf)	Cumulative Volume (cf)
416.00	0	0	0	0	0
417.00	0.030	1,307	0.010	436	436
418.00	0.041	1,786	0.035	1,525	1,960
419.00	0.055	2,396	0.048	2,091	4,051
420.00	0.070	3,049	0.062	2,701	6,752
421.00	0.087	3,777	0.078	3,398	10,149

PROPOSED DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	Tc (min.)	Pervious Cover Condition	2-Yr.				10-Yr.				25-Yr.				100-Yr.			
						C <sub>12</sub>	C <sub>2</sub>	i <sub>2</sub> (in/hr)	Q <sub>2</sub> (cfs)	C <sub>10</sub>	C <sub>10</sub>	i <sub>10</sub> (in/hr)	Q <sub>10</sub> (cfs)	C <sub>25</sub>	C <sub>25</sub>	i <sub>25</sub> (in/hr)	Q <sub>25</sub> (cfs)	C <sub>100</sub>	C <sub>100</sub>	i <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)
PR-A	0.300 ac	0.112 ac	37%	10.6 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.41	4.65 in/hr	0.6 cfs	1.10	0.47	7.32 in/hr	1.1 cfs	1.20	0.51	8.82 in/hr	1.8 cfs	1.25	0.59	11.58 in/hr	2.6 cfs
PR-B	0.896 ac	0.598 ac	67%	10.3 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.57	4.69 in/hr	2.4 cfs	1.10	0.64	7.38 in/hr	4.6 cfs	1.20	0.68	8.89 in/hr	6.5 cfs	1.25	0.77	11.67 in/hr	10.0 cfs
OS-A	0.218 ac	0.000 ac	0%	13.5 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.21 in/hr	0.2 cfs	1.10	0.25	6.60 in/hr	0.4 cfs	1.20	0.29	7.96 in/hr	0.8 cfs	1.25	0.36	10.48 in/hr	1.0 cfs
OS-B	1.376 ac	0.000 ac	0%	12.6 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.33 in/hr	1.3 cfs	1.10	0.25	6.79 in/hr	2.6 cfs	1.20	0.29	8.19 in/hr	3.9 cfs	1.25	0.36	10.78 in/hr	6.7 cfs
OS-C	0.506 ac	0.000 ac	0%	13.7 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	4.19 in/hr	0.4 cfs	1.10	0.25	6.56 in/hr	0.9 cfs	1.20	0.29	7.92 in/hr	1.4 cfs	1.25	0.36	10.43 in/hr	2.4 cfs
OS-D	0.151 ac	0.000 ac	0%	15.9 min.	Dev - Grass - Good Condition - Flat, 0-2%	1.00	0.21	3.93 in/hr	0.1 cfs	1.10	0.25	6.14 in/hr	0.3 cfs	1.20	0.29	7.40 in/hr	0.4 cfs	1.25	0.36	9.77 in/hr	0.7 cfs



TEXAS ONE CALL SYSTEM  
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS  
REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM  
AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS  
WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE  
CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE  
DESIGN ENGINEER.

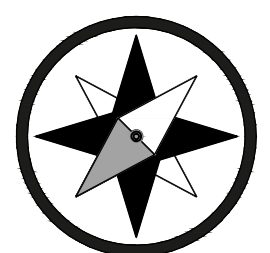
### CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR  
WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING  
ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND  
UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING  
ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK  
AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE  
ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE  
ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER  
ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY  
MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND  
THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE



01-17-2023



**Southwest  
Engineers**

TBPE NO. F-1909  
www.swengineers.com

#### HEADQUARTERS

307 Saint Lawrence Street, Gonzales TX 78629  
P: 830.672.7546 F: 830.672.2034

#### CENTRAL TEXAS

205 Cimarron Park Loop, Ste. B, Buda TX 78610  
P: 512.312.4330

#### WARNING

IF THIS BAR DOES NOT MEASURE 1"  
THE DRAWING IS NOT TO SCALE

DRAWN BY: P.S.CHECKED BY: G.H.

PROPOSED DRAINAGE AREA MAP

**AUTO REPAIR SHOP SITE PLAN**  
ADDRESS, CITY, TEXAS, ZIP

PROJECT NO. 1062-001DRAWING NO.           SHEET 3 OF 3



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PERMITTING

ZONING CONCEPT SCHEME  
BASTROP AUTOMOTIVE

118 FM 969  
Bastrop, TX 78602

revision      date

ISSUE DATE      01/30/2023  
PROJECT #      22-019  
DRAWN BY      Author  
PROJECT ARCHITECT  
ADAW W. GATES, AIA

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PROPOSED  
DEVELOPMENT  
SCHEME

1/30/2023 2:46:32 PM

GENERAL SITE NOTES:

LOT SIZE	1.192 ACRES
TOTAL IMPERVIOUS COVER (CONCEPTUAL APPROXIMATE)	31,000 SQFT
IMPERVIOUS COVER AS PERCENTAGE OF TOTAL	62% (80% ALLOWABLE)
PROPOSED BUILDING AREA	12,000 SQFT
BUILDING TYPE	CONVENTIONAL STEEL FRAMING - TYPE IIB
BUILDING USE	RETAIL (AUTOMOTIVE)
BUILDING HEIGHT	22' - 0"
PARKING COUNT	24 SPACES PLUS 2 VAN ACCESSIBLE
PROJECT SCHEDULING	SINGLE PHASE CONSTRUCTION

GENERAL SITE PATTERN LEGEND:

FIRST LAYER  
60' - 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

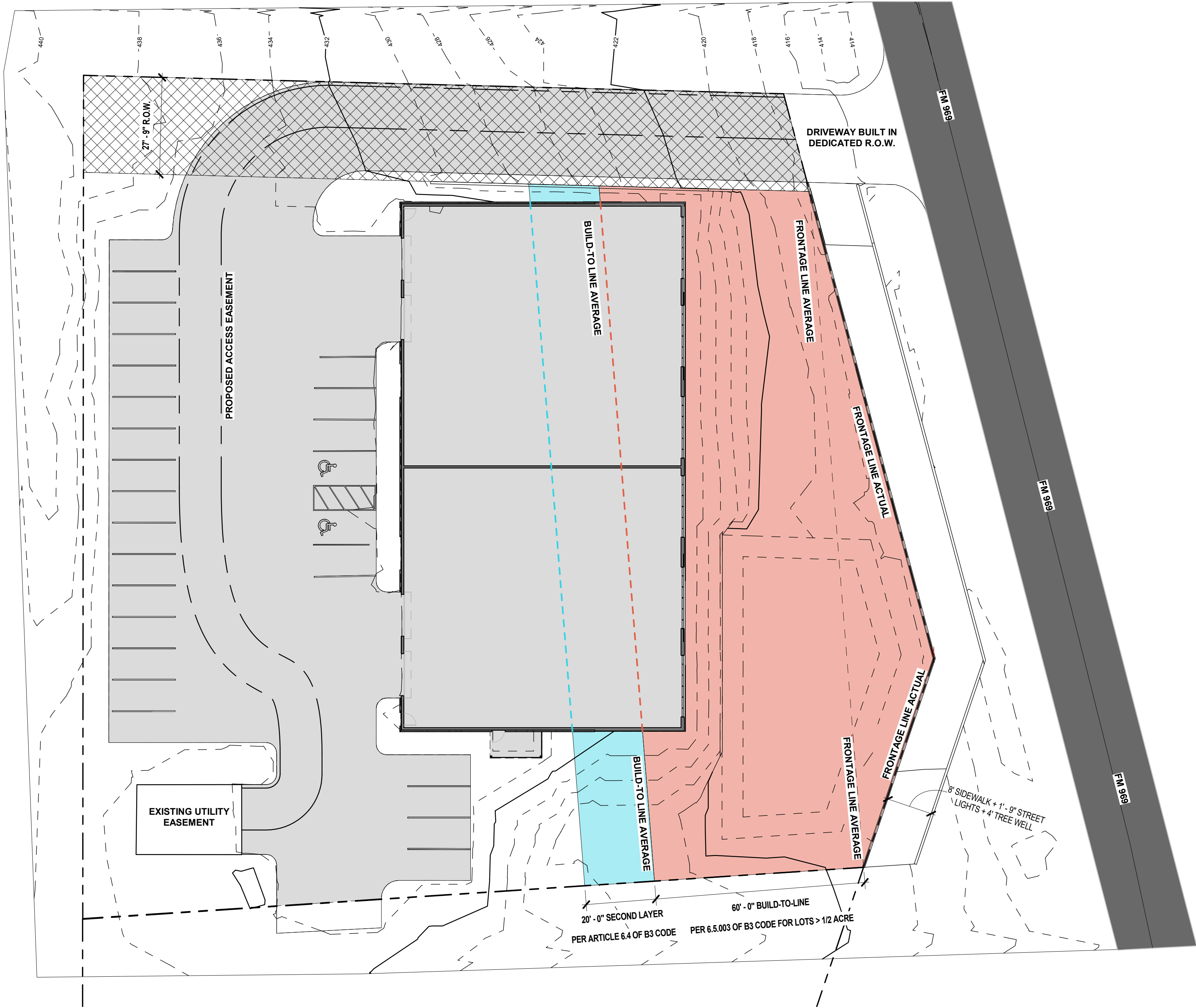
FM 969 (APPROXIMATED)

R.O.W. DEDICATION

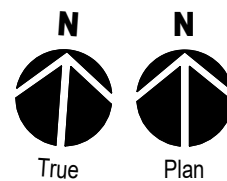
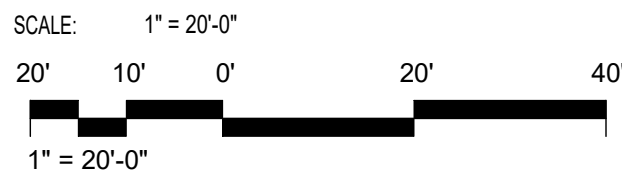
IMPERVIOUS COVER

PROPERTY LINE

EASEMENT LINE



1 LOT ARRANGEMENT PLAN





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ZONING CONCEPT SCHEME  
BASTROP AUTOMOTIVE

118 FM 969  
Bastrop, TX 78602

revision      date

ISSUE DATE      01/30/2023  
PROJECT #      22-019  
DRAWN BY      Author  
PROJECT ARCHITECT  
ADAW W. GATES, AIA

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PROPOSED  
DEVELOPMENT  
SCHEME

ZS 1.2

GENERAL SITE NOTES:

TREES AT LAYERS 1 & 2 TO BE PRESERVED. EXISTING TREES ON SOUTH BORDER OF LOT TO SCREEN PARKING THAT IS NOT OTHERWISE OBSCURED FROM VIEW BY BUILDING.  
PUBLIC FRONTAGE TO INCLUDE 8' - 12' SIDEWALK, 1' 9" LIGHTWELL, AND 4' TREEWELL.  
SWIFT TOPOGRAPHY OF THE SITE WILL REQUIRE THE USE OF RETAINING WALLS TO TERRACE THE LOT.

GENERAL SITE PATTERN LEGEND:

+

+

+

+

+

+

+

+

+

+

MIXED PERENNIAL SHRUB AND WETLAND PLANTING

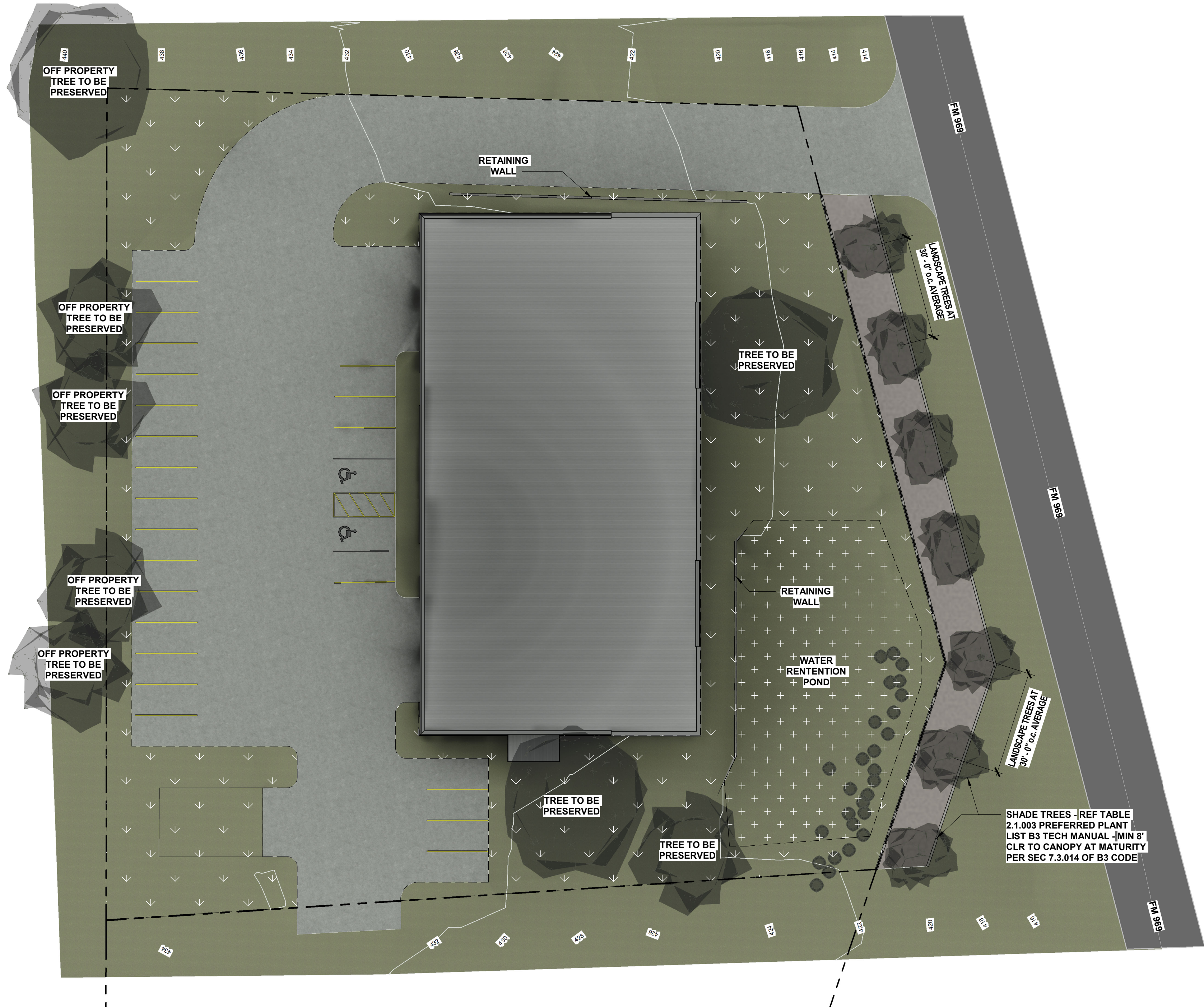
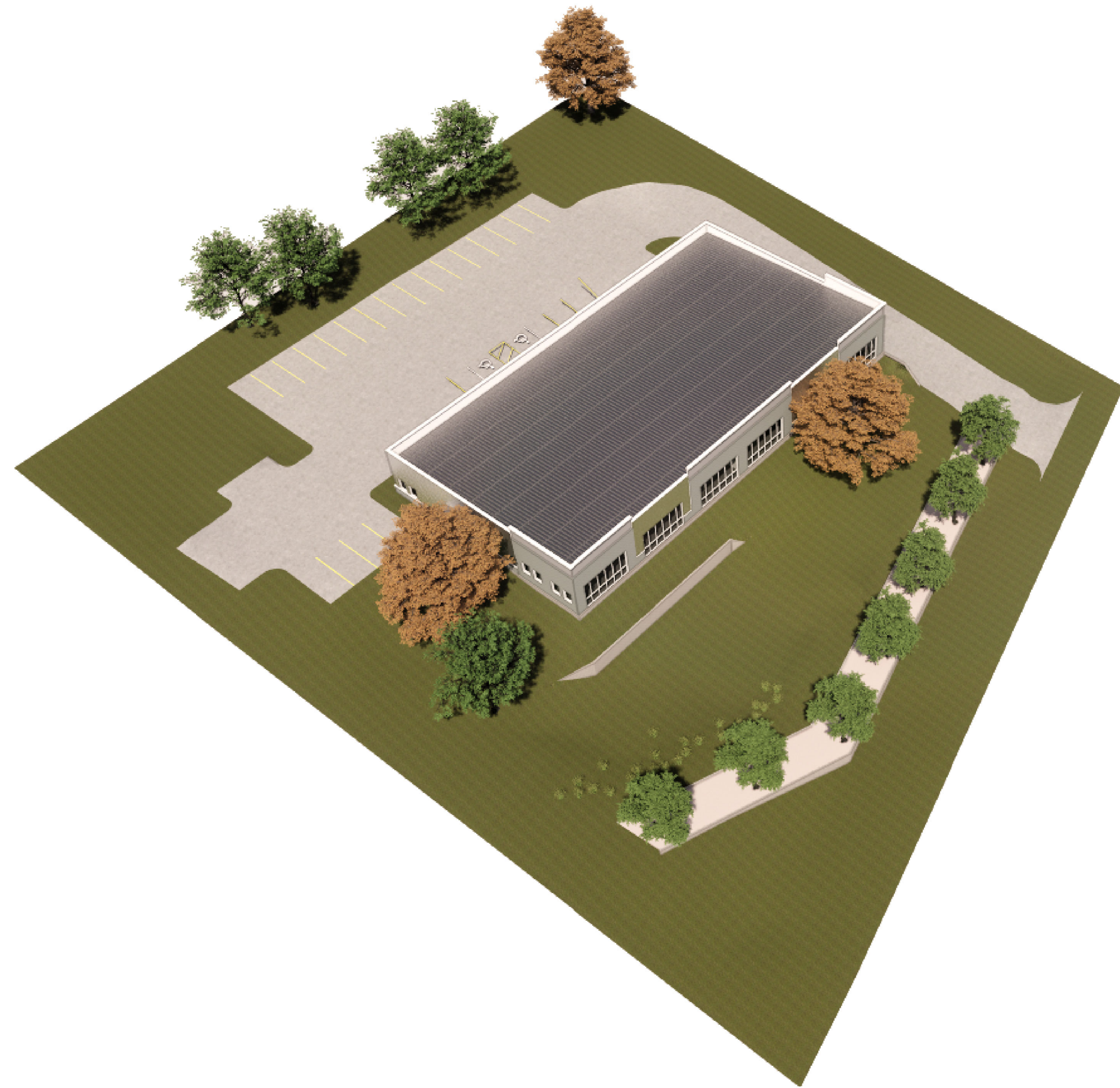
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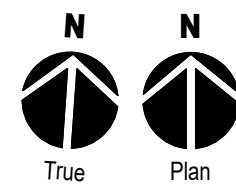
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DROUGHT RESISTANT NATIVE GRASS AND WILDFLOWER SEEDING



1 SITE PLAN

SCALE: 1" = 20'-0"  
20' 10' 0' 20' 40'  
1" = 20'-0"





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**BASTROP AUTOMOTIVE**

118 FM 969  
Bastrop, TX 78602

revision      date

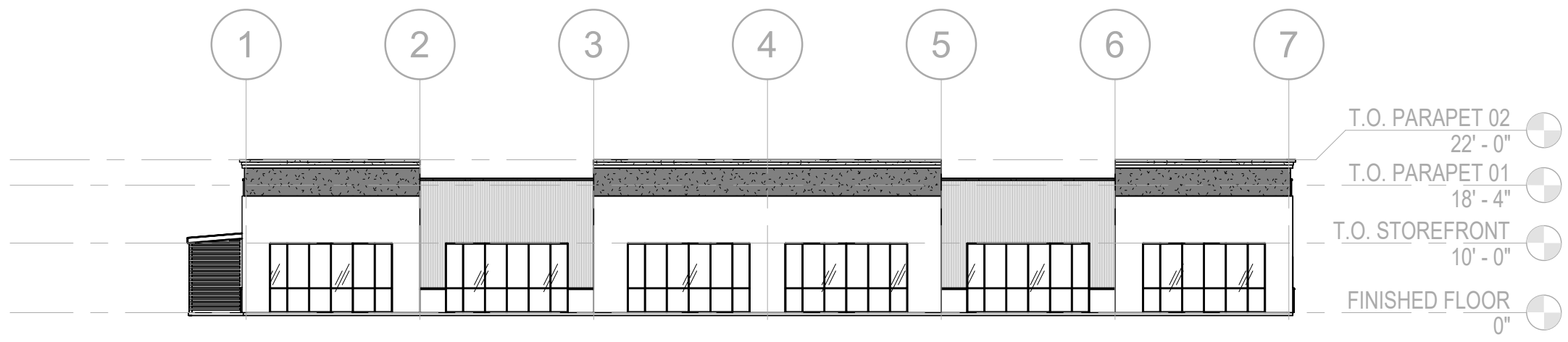
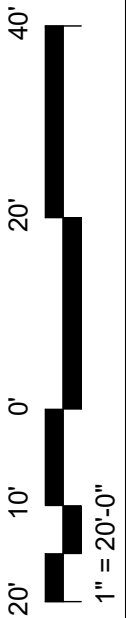
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ARCHITECTURAL  
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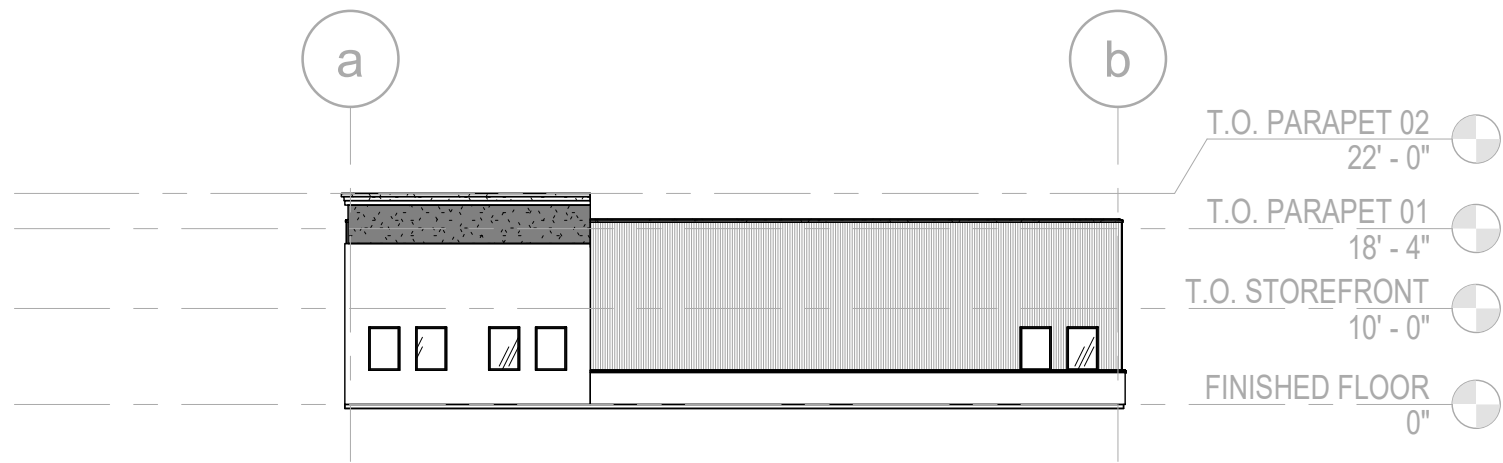
**ZS2.1**

23



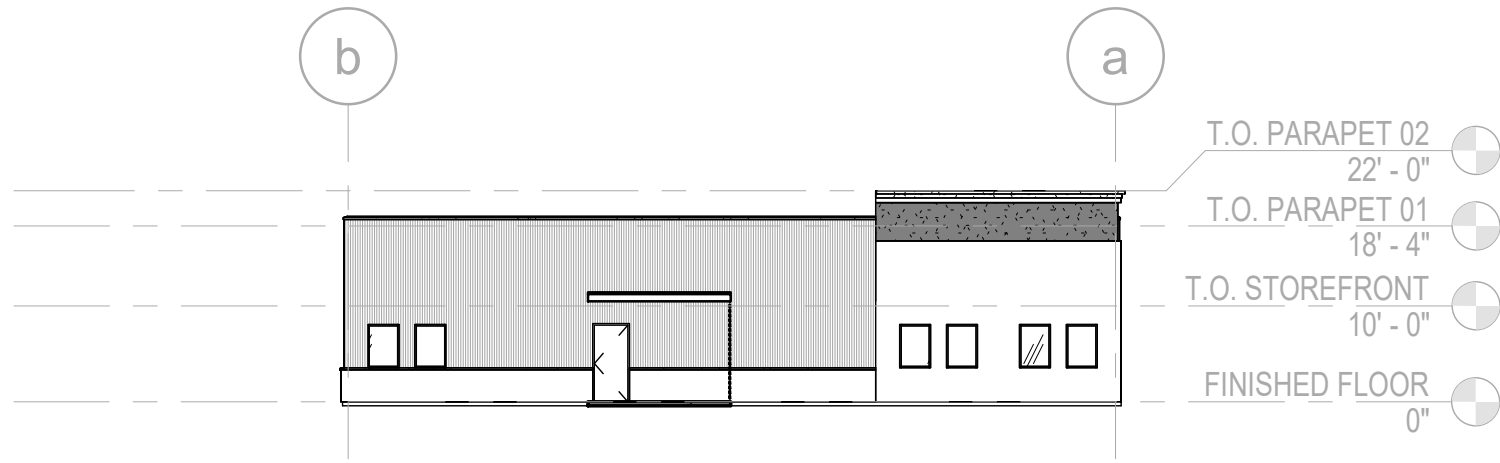
**1 FRONT ELEVATION**

SCALE: 1" = 20'-0"



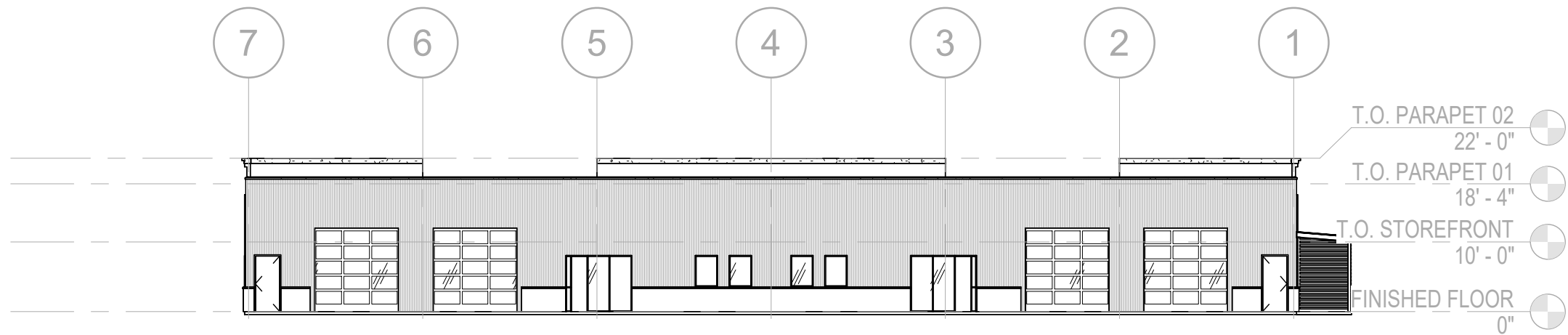
**2 PLAN EAST ELEVATION**

SCALE: 1" = 20'-0"



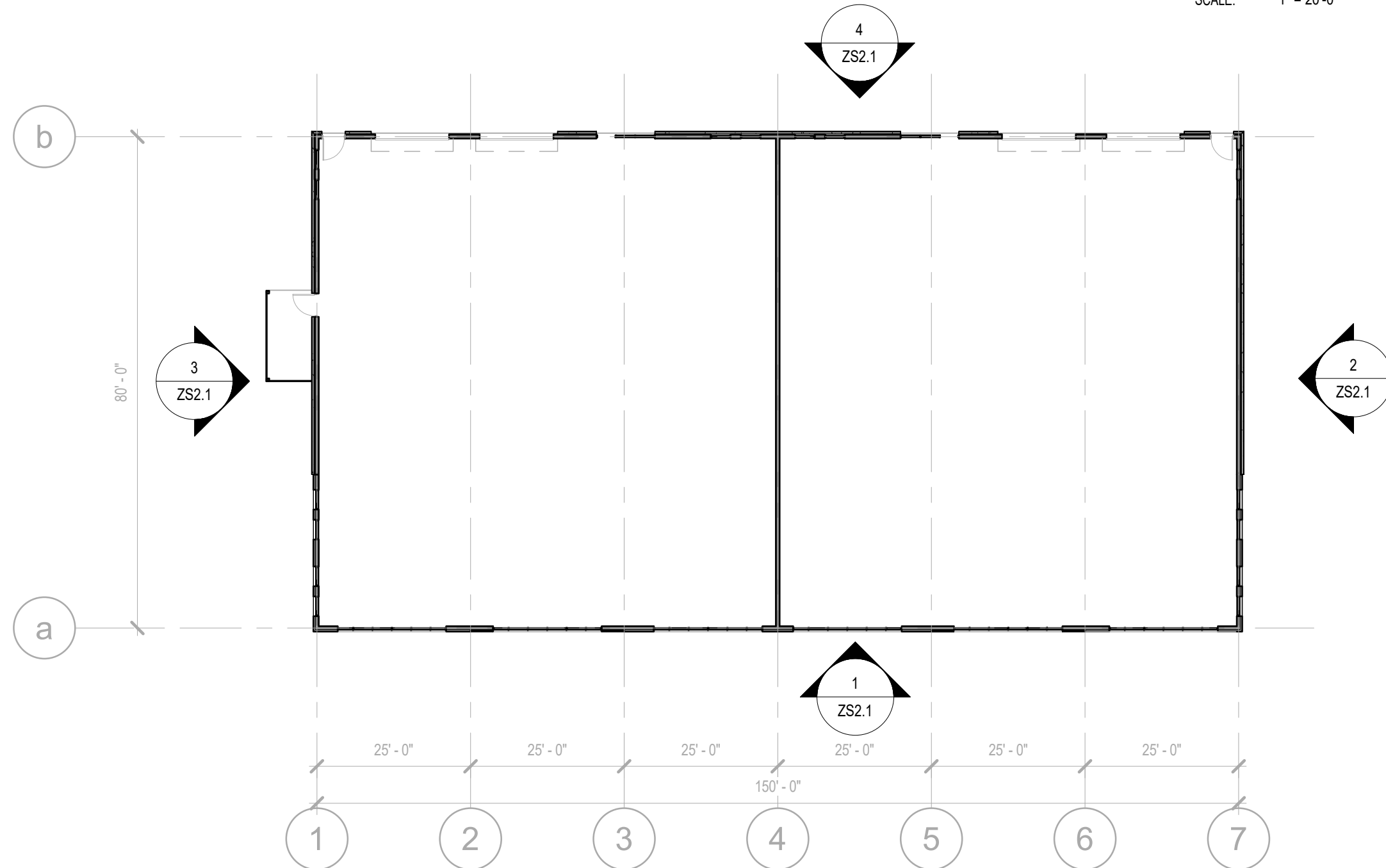
**3 PLAN WEST ELEVATION**

SCALE: 1" = 20'-0"



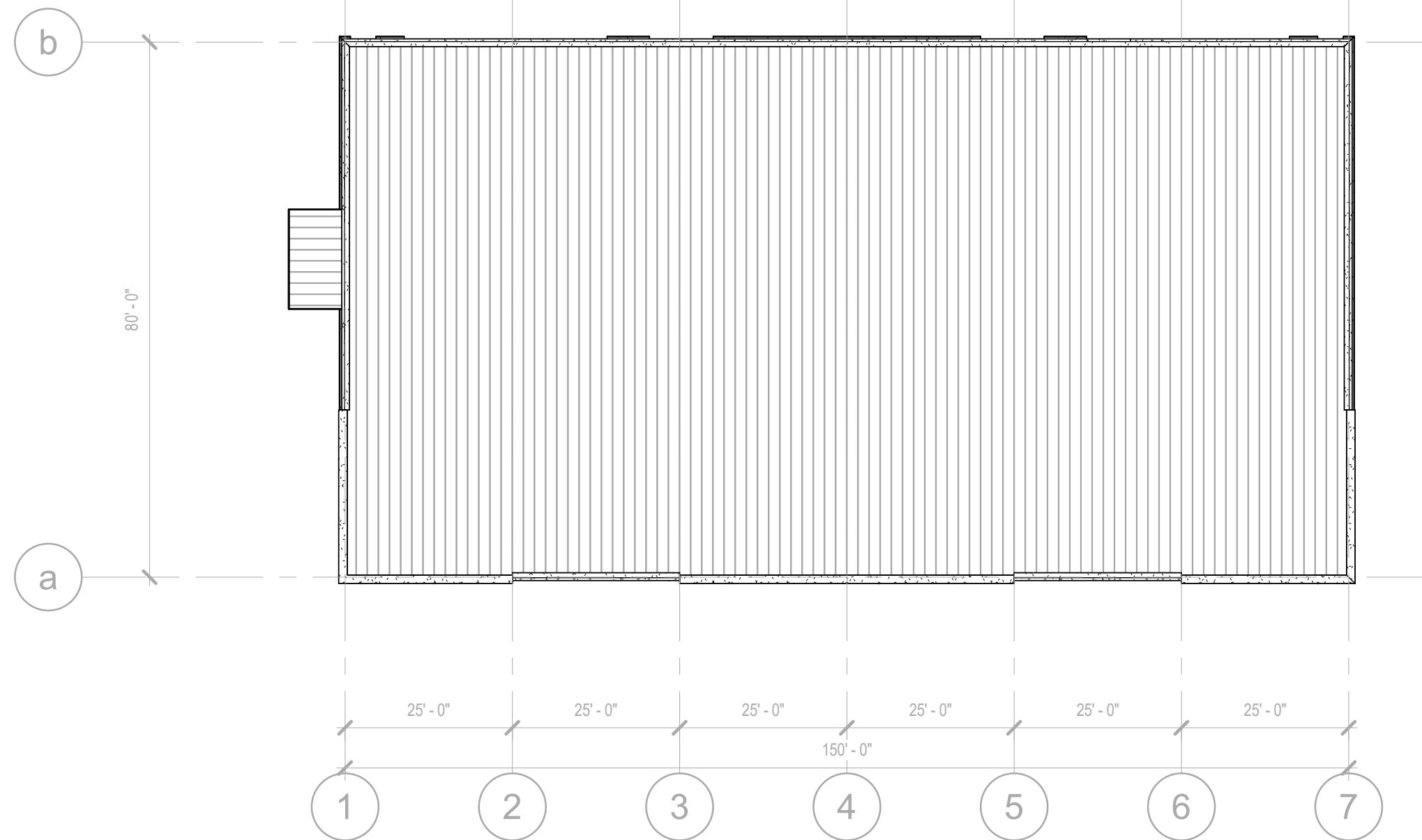
**4 REAR ELEVATION**

SCALE: 1" = 20'-0"



**5 FLOOR PLAN**

SCALE: 1" = 20'-0"



**6 ROOF PLAN**

SCALE: 1" = 20'-0"



**RENDERED VIEW OF SITE FROM SOUTHEAST CORNER OF FRONTAGE IMPROVEMENT**



**Project Description**  
Rezoning Application  
Proposed Autobody Shop  
118 FM 969 – Bastrop, TX

January 30, 2023

To Whom It May Concern,

The goal of this project is to re-zone two properties at the northwest corner of Highways 71 & 969 from P2 Rural to P5 Core. At the northern property, located at 118 FM 969, we propose to demolish the existing structures and develop the site for use as an autobody shop similar to the adjacent site to the south. Please see property details below. Responses to B3 core intent statements are as follows.

- **Fiscal Sustainability** - Concept plan proposes commercial development and future extension of city wastewater.
- **Geographically Sensitive Developments** - Conceptual drainage plan shows development can adequately address drainage.
- **Perpetuation of Authentic Bastrop** - Development will dedicate ROW for future development of the grid while utilizing the area for access.

**654 W SH 71  
BASTROP, TX 78602**

**Legal Description of Property :** 0.806 Acres within the Nancy Blakey Survey, Abstract No. 98, Bastrop County, Texas

**Property ID :** 24712

**Geographic ID :** R24712

**Project Goal :** To rezone from place type P2 to P5

**118 FM 969  
BASTROP, TX 78602**

**Legal Description of Property :** 1.192 Acres within the Nancy Blakey Survey, Abstract No. 98, Bastrop County, Texas

**Property ID :** 78667

**Geographic ID :** R78667

**Project Goal :** To rezone from place type P2 to P5, demolish existing structures, and the develop the site for use as an auto body shop similar to the adjacent site.

**Proposed Impervious Cover :** 30,935.97 sqft = 62% (80% Allowable)

**Proposed Building and Use :** 12,000 sqft – Conventional Steel Frame Construction (Type IIB)

**Parking Count :** 26 spaces (2 van accessible)

**Project Scheduling :** Single phase of construction

Respectfully,

A handwritten signature in black ink, appearing to read 'Adam W. Gates', with a stylized flourish at the end.

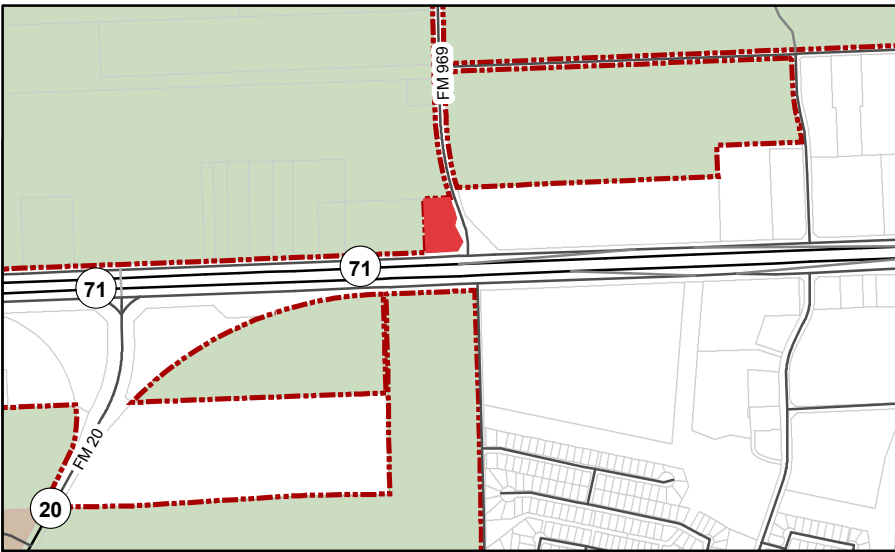
Adam W. Gates, AIA

Architect

(512)-653-8149

a.gates@awgstudio.com





## NW Corner of SH 71 and FM 969 Bastrop Automotive Zoning Concept Scheme

0 70 140 280  
Feet

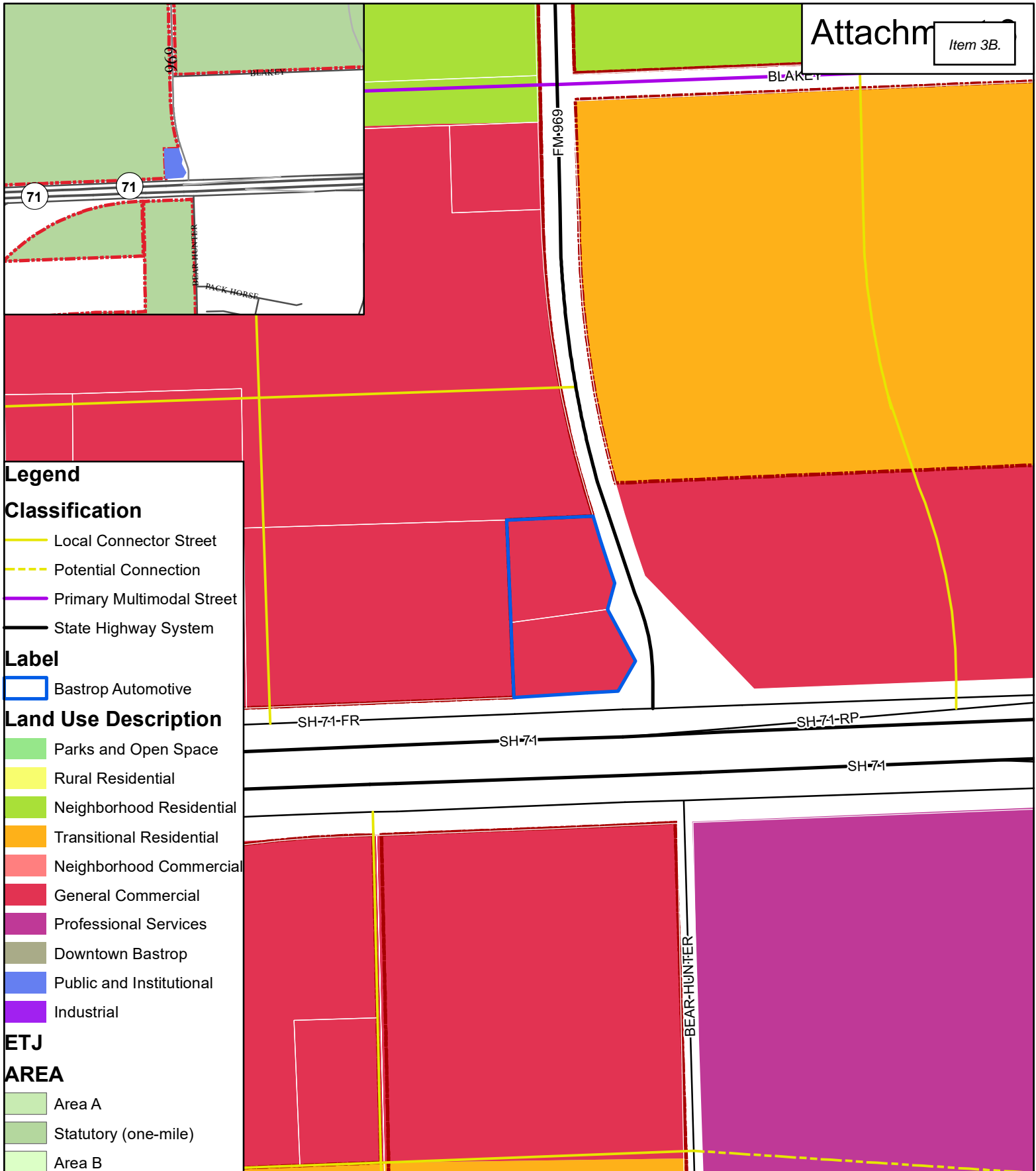
1 inch = 300 feet

Date: 2/9/2023

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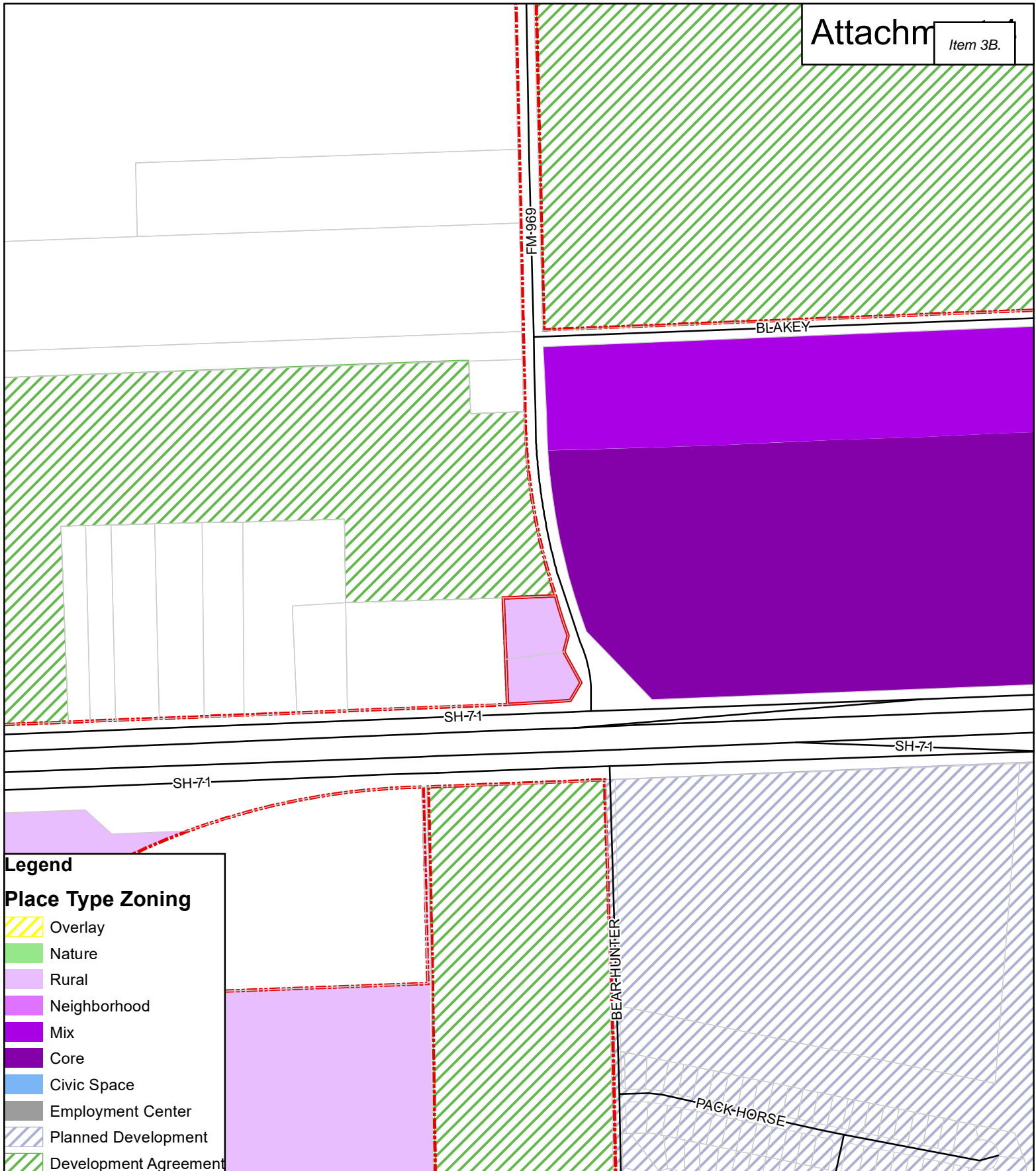
1 inch = 300 feet

# Future Land Use Map 1.998 acres out of the Nancy Blakey Survey NW Corner of SH 71 and FM 969

Date: 2/17/2023



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Existing Zoning Map  
1.998 acres out of the  
Nancy Blakey Survey Abstract 98  
NW Corner of SH 71 and FM 969

1 inch = 500 feet

Date: 2/17/2023



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**Notice of Pending Zoning Change  
City of Bastrop  
Planning & Zoning Commission  
And City Council**

Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, February 23, 2023 at 6:00 p.m.** and the **City Council** will conduct a public hearing **Tuesday, March 28, 2023 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the following request: Public Hearing on request for a Zoning Concept Scheme for 1.998 acres out of Nancy Blakey Abstract 98 located at the northwest corner of SH 71 and FM 969 to change the Place Type zoning from P2 Rural to P5 Core, within the city limits of Bastrop, Texas.

Applicant: Adam Gates/AWG Studio  
Owner: Steven Classen  
Address: Northwest corner of SH 71 and FM 969  
Legal Description: 1.998 acres out of the Nancy Blakey Abstract 98

**The site location map is attached for reference.**

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, visit or mail your response card below to the office at 1311 Chestnut Street, Bastrop, Texas 78602. The agenda will be posted 72 hours in advance at [https://www.cityofbastrop.org/page/cs.board\\_agendas-pz](https://www.cityofbastrop.org/page/cs.board_agendas-pz).



**PROPERTY OWNER'S RESPONSE**

As a property owner within 200 feet: (please check one)

- ☐ I am in favor of the request.  
☐ I am opposed to the request.  
☐ I have no objection to the request.

Property Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address (if different than property address: \_\_\_\_\_

Phone (optional): \_\_\_\_\_ Email (optional): \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

Additional Comments (Optional):  
\_\_\_\_\_  
\_\_\_\_\_

Re: Bastrop Automotive Zoning Concept Scheme