

3D. Items for Individual Consideration

Consider action to approve the first reading of Ordinance 2022-07 of the City Council of the City of Bastrop, Texas, approving the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 acres out of the Stephen F. Austin Survey Abstract 2, from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of the City of Bastrop, as shown in Exhibit A, providing for findings of fact, adoption, repealer, severability and enforcement, proper notice and meeting; and establishing an effective date and move to the July 12, 2022 Regular Agenda.

Location Map



Bastrop Colorado Bend Zoning Concept Scheme

- Rezone 312.591 acres
 - P-2 Rural to P-EC Employment Center
- P-EC is a place type that allows for unique industries that require larger tracts, a mix of land uses and are generally a larger employer
- Future Land Use Plan being amended to Industry
 - Currently Rural Residential

Proposed Zoning Place Type

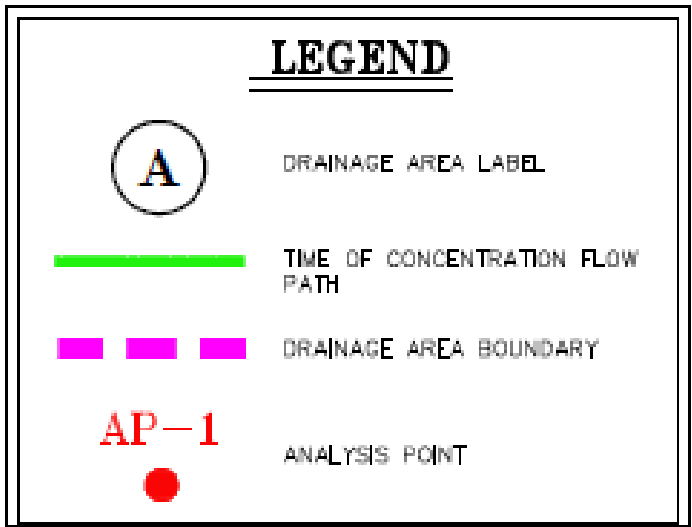
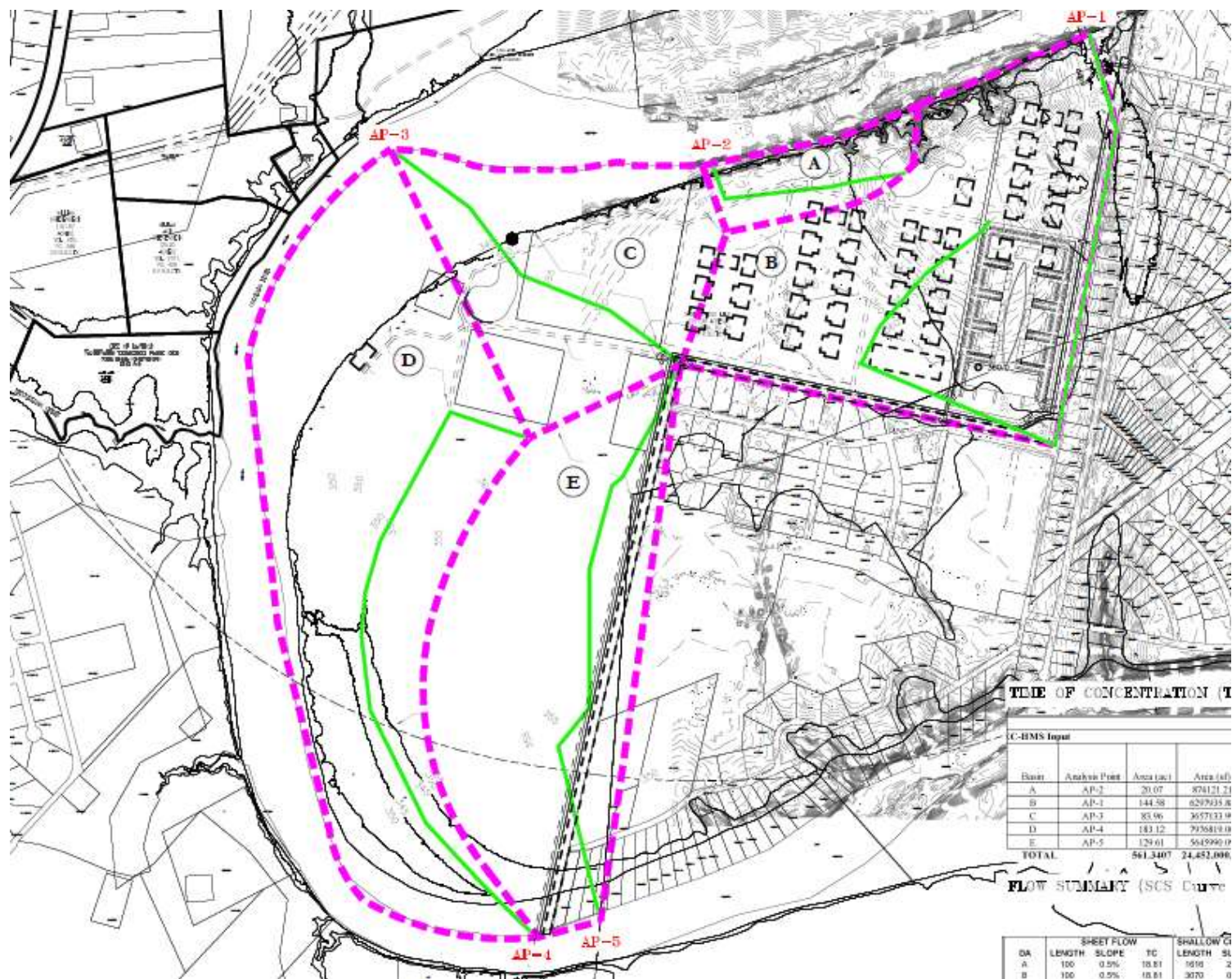


Legend

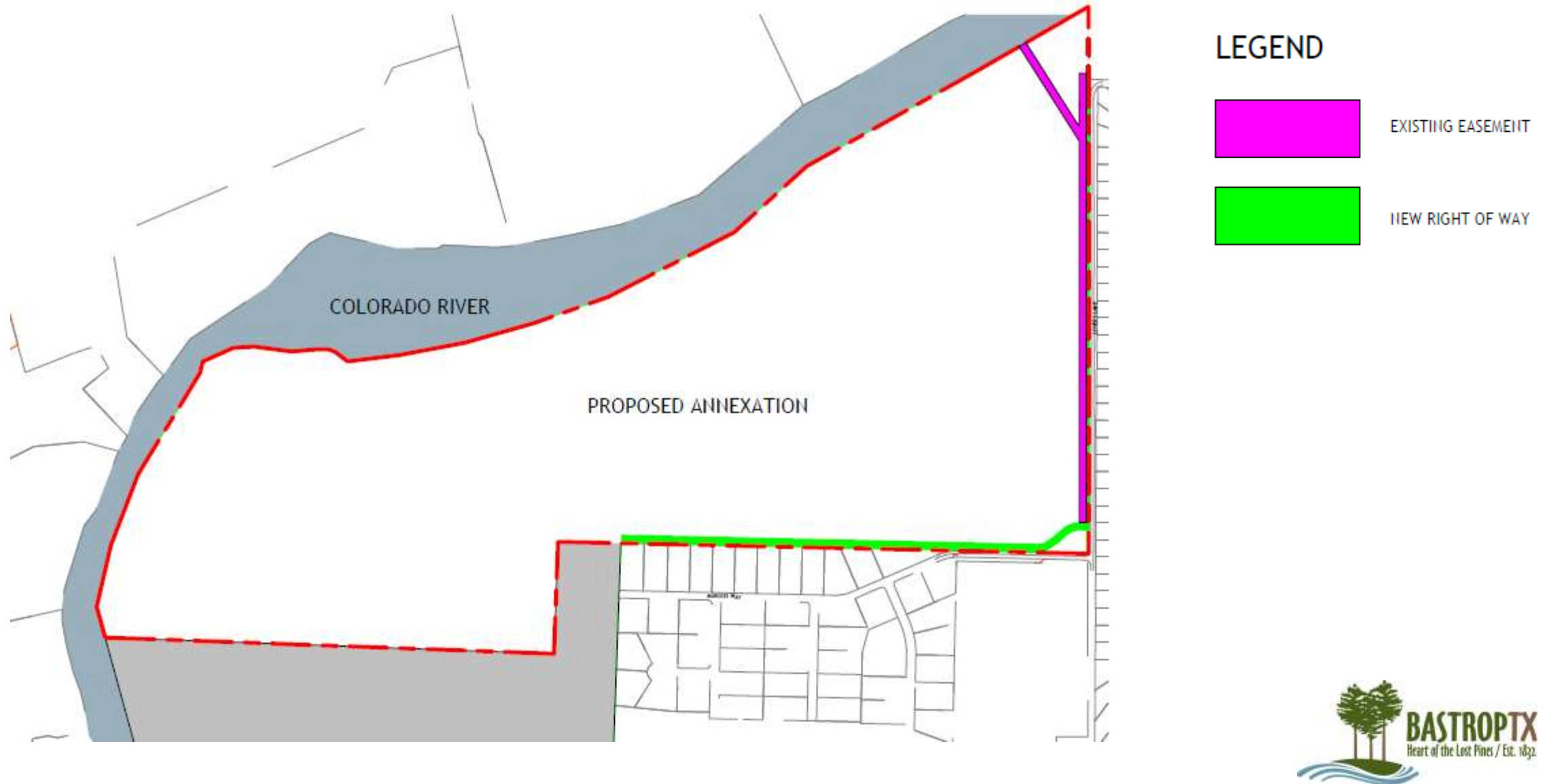
Place Type Zoning

	Overlay
	Nature
	Rural
	Neighborhood
	Mix
	Core
	Civic Space
	Employment Center
	Planned Development

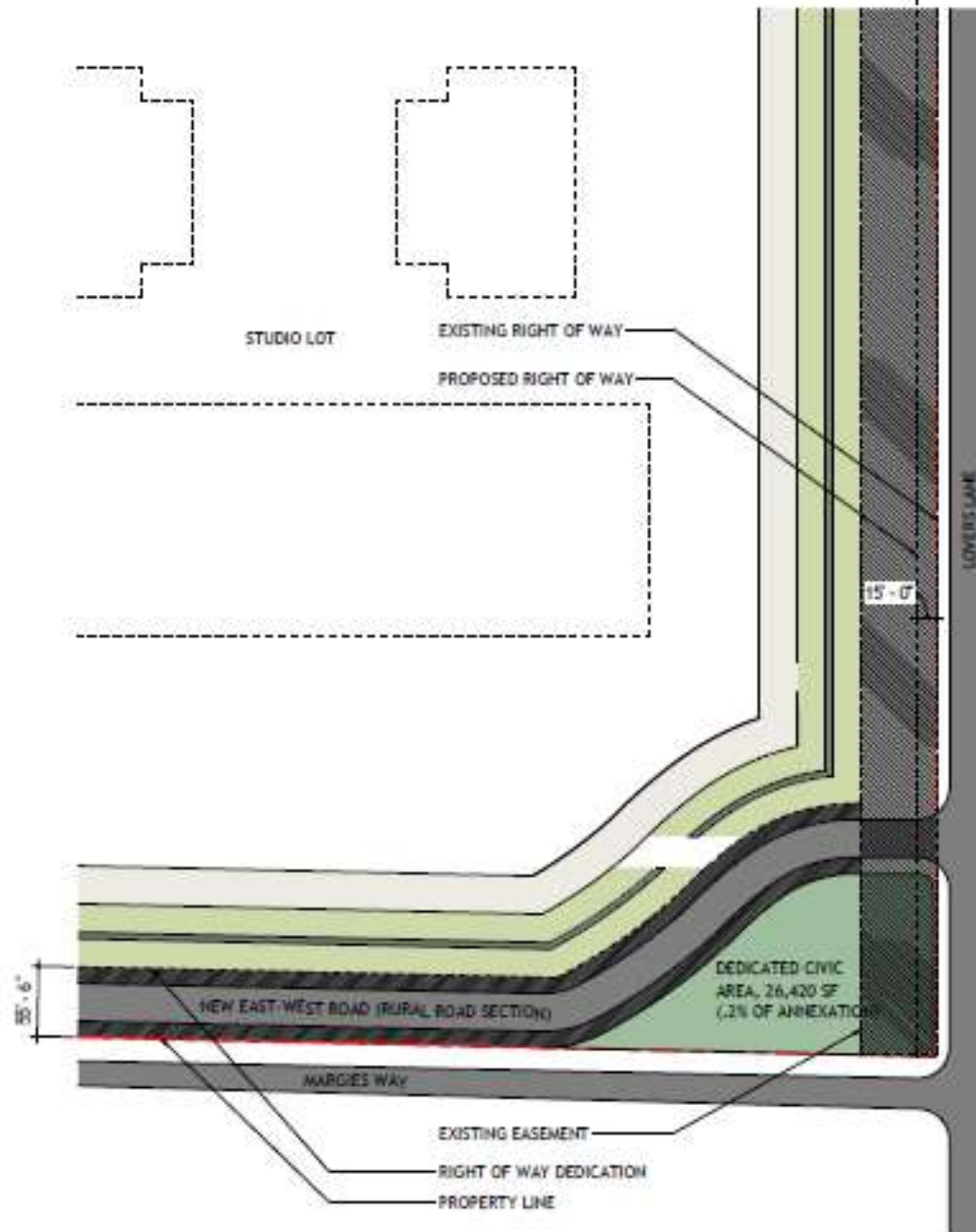
Conceptual Drainage Plan



Proposed Street Connections – Phase 1



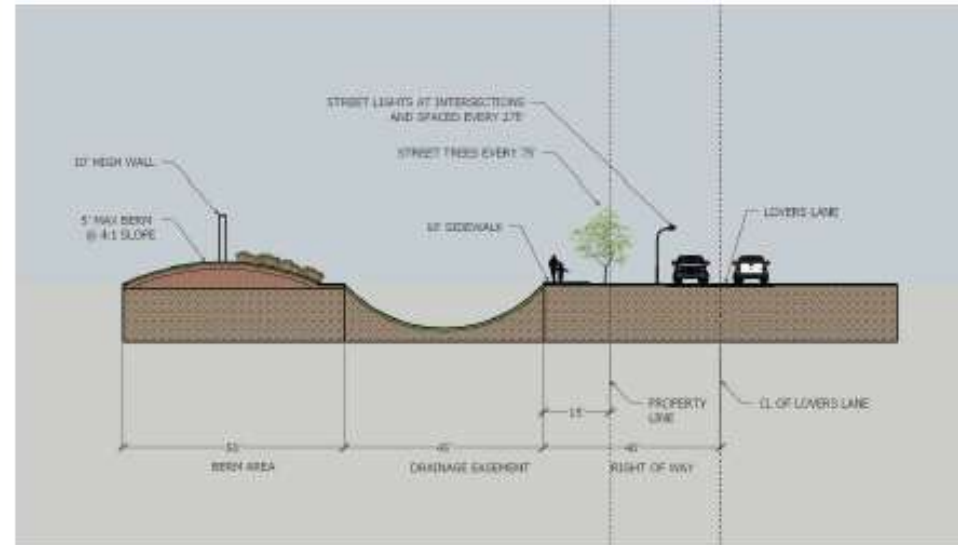
Proposed Street Detail



Proposed Street Detail



LOVERS LANE PLAN



LOVERS LANE SECTION



LOVERS LANE AXON

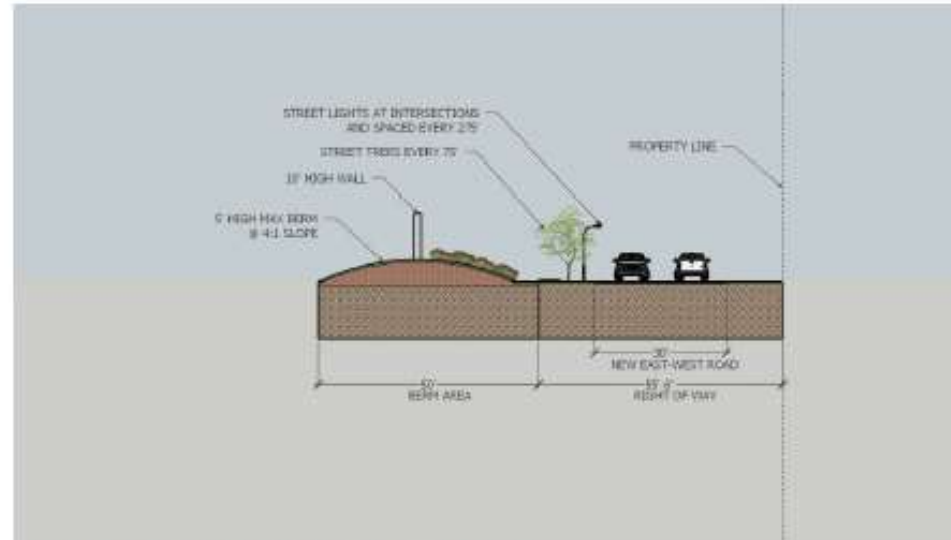


LOVERS LANE PERSPECTIVE

Proposed Street Detail



NEW EAST-WEST ROAD PLAN



NEW EAST-WEST ROAD SECTION

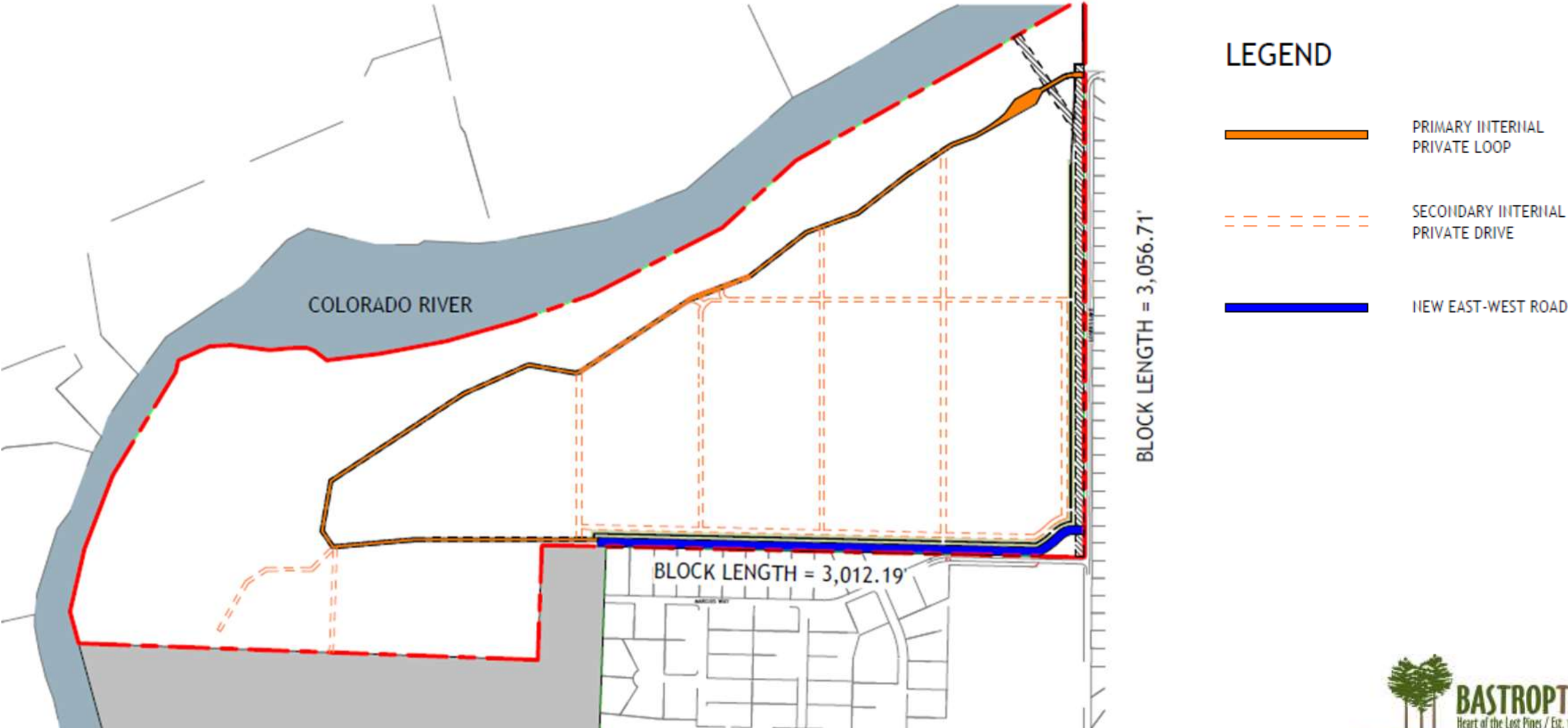


NEW EAST-WEST ROAD AXON

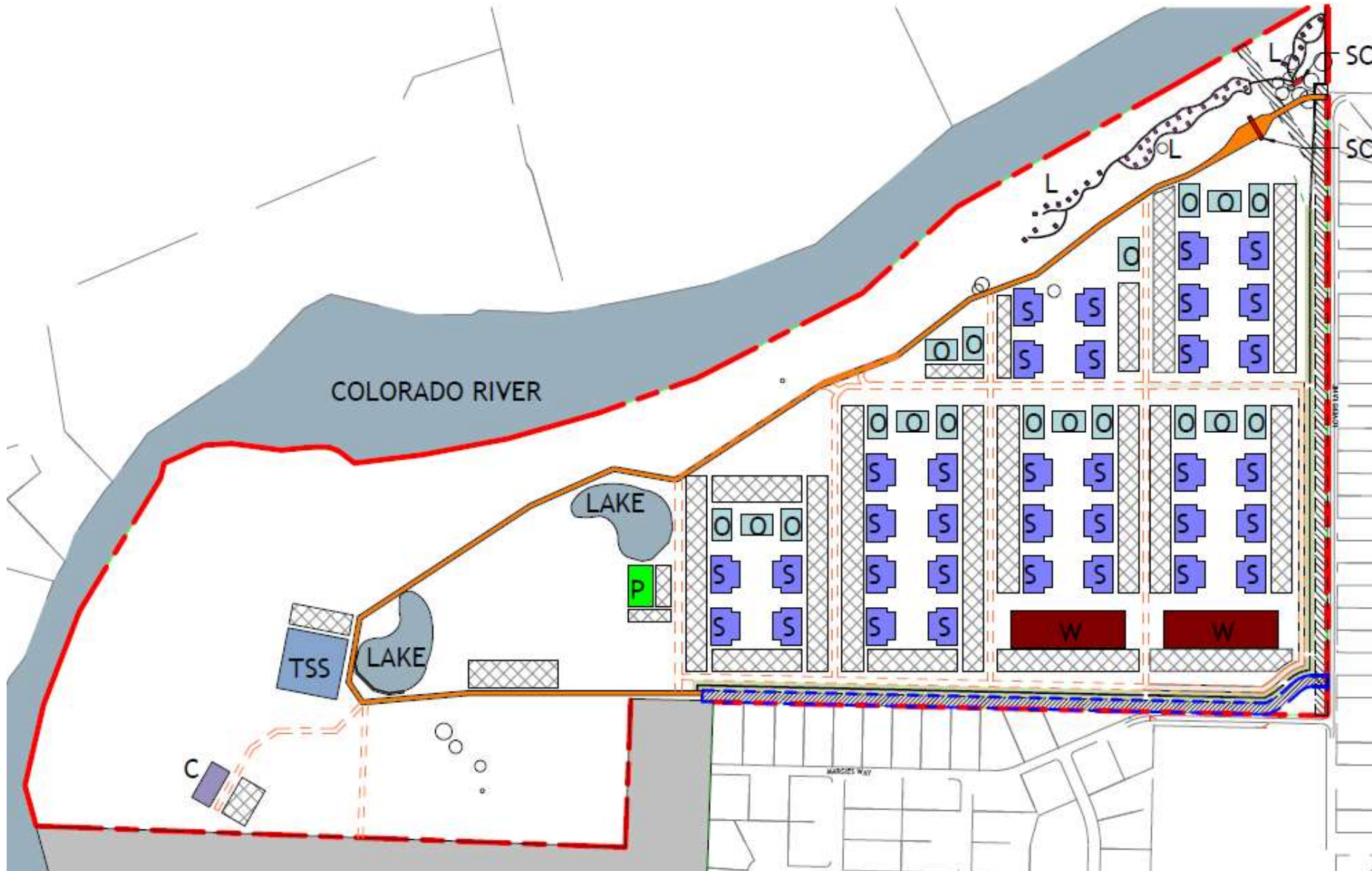


NEW EAST-WEST ROAD PERSPECTIVE











Proposed Internal Private Drives



Proposed Layout



LEGEND

	S - SOUND STAGE (300 SF - 150,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)
	O - OFFICE (300 SF - 150,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)
	W - WAREHOUSE (300 SF - 200,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)
	P - PAVILLION (300 SF - 10,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	PK - PARKING
	L - SHORT TERM LODGING (300 SF - 5,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	TSS - TEMPORARY SOUND STAGE (300 SF - 25,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	C - CLUBHOUSE (300 SF - 25,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	SC - SECURITY & WELCOME CENTER (300 SF - 5,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	TREE GREATER THAN 26"

Other Requirements

- Street will be built to a City of Bastrop rural cross section with a sidewalk, street trees, and streetlights on one side.
- A Traffic Impact Analysis has been started and improvements will be required during PIP review, as a subdivision review requirement.
- Heritage trees 26" and greater preserved.

Development Standards

- 80% impervious cover
 - Will have require Final Drainage Plans with mitigation
- Max Building Height – 5 stories

Standards Waived in Development Agreement

- No max block lengths or perimeters
- No pedestrian shed requirements
- No Build-to-Line or Lot Frontage requirements
- No parking location restrictions

Public Comment

- Property Owner responses sent to 61 owners in 200-foot area
- As of noon, 3 responses have been received
 - 1 with no objection
 - 2 opposed

Planning & Zoning Commission Report

- The P&Z voted 4-1 to recommend approval.
- A vote of 5 affirmative votes is required for the Commission to make a recommendation to City Council, so no recommendation has been made by P&Z.

Next Steps

- July 12, 2022
 - Second reading of ordinance at City Council meeting
- For 312.591 acres
 - Preliminary Drainage Plan, Preliminary Infrastructure Plan - **Approved**
 - **Preliminary Plat – P&Z Approved**
 - Final Drainage Plan, Public Improvement Plan
 - **Final Plat – P&Z Approval**
 - Site Development Plan(s)
 - Building Permit(s)
- Remainder of 546 acres – Annexation, TMP Amendment, FLU Amendment, Zoning Concept Scheme, etc



Recommendation

Hold public hearing and consider action to approve the first reading of Ordinance 2022-07 as presented.

