

# Items for Individual Consideration

Consider action to approve the first reading of Ordinance 2022-05 of the City Council of the City of Bastrop, amending the Comprehensive Plan by changing the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the Stephen F. Austin Survey Abstract 2, to the west of Lovers Lane, located within the city limits of the City of Bastrop, as attached in Exhibit A; and providing for findings of fact, adoption, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting and move to the July 12, 2022 Regular Agenda.



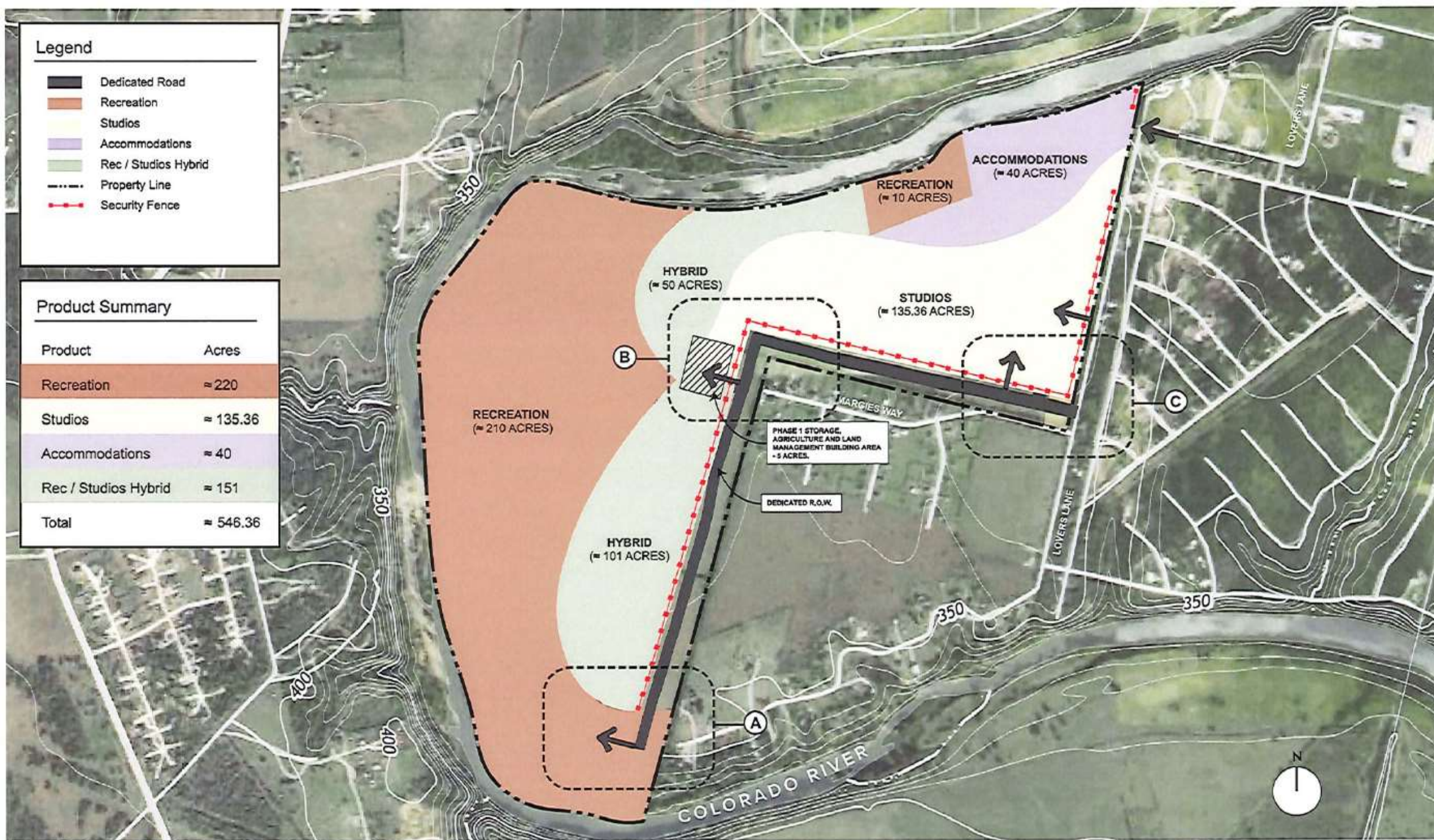


## Legend

- Dedicated Road
- Recreation
- Studios
- Accommodations
- Rec / Studios Hybrid
- Property Line
- Security Fence

## Product Summary

Product	Acres
Recreation	≈ 220
Studios	≈ 135.36
Accommodations	≈ 40
Rec / Studios Hybrid	≈ 151
<b>Total</b>	<b>≈ 546.36</b>





# Location Map



# Background

- Amend Future Land Use designation for 312.591 acres
  - Rural Residential to Industry
- Change is required to accommodate proposed movie studio



# Existing Future Land Use



## Legend

- City Limit
- City Boundary
- Statutory ETJ
- Project Boundary
- Parcels

- CITY LIMITS
- STATUTORY ETJ
- PARKS & OPEN SPACE
- RURAL RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- TRANSITIONAL RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- PROFESSIONAL SERVICES
- DOWNTOWN BASTROP<sup>1</sup>
- PUBLIC & INSTITUTIONAL
- INDUSTRY
- FLOODPLAIN OVERLAY<sup>2</sup>

# Proposed Future Land Use



**LEGEND:**

CITY LIMITS	
STATUTORY ETJ	
PARKS & OPEN SPACE	
RURAL RESIDENTIAL	
NEIGHBORHOOD RESIDENTIAL	
TRANSITIONAL RESIDENTIAL	
NEIGHBORHOOD COMMERCIAL	
GENERAL COMMERCIAL	
PROFESSIONAL SERVICES	
DOWNTOWN BASTROP <sup>1</sup>	
PUBLIC & INSTITUTIONAL	
INDUSTRY	

# Policy Explanation

- Comprehensive Plan Amendments are regulated under Section 213 of the Texas Local Government Code.
- Plan amendments may be made after public hearings as development conditions and trends change
- Development Agreement for property approved June 22, 2021

# Public Comment

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



# Planning & Zoning Commission Report

- The P&Z voted 3-2 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

Consider action to approve the first reading of Ordinance 2022-05 as presented.

