



STAFF REPORT

MEETING DATE: June 28, 2022

TITLE:

Consider action to approve the first reading of Ordinance No. 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 include on the July 12, 2022, Regular Agenda for the second reading.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

BACKGROUND:

The applicant has submitted an application for a Zoning Concept Scheme for Bastrop Colorado Bend (Exhibit A). The development is proposed to be Place Type EC – Employment Center zoning with a mix of land uses and development types that support a primary use as a film studio. The attached Background Memo contains staff analysis.

Annexation

This ZCS is accompanied by an annexation request for the 312.591 acres. The property will be annexed as P2 Rural. City Council will consider and approve the annexation prior to considering the rezoning from P2 to PEC.

Comprehensive Plan Amendments – Future Land Use and Transportation Master Plan

This ZCS is accompanied by amendments to the Future Land Use Map and the Transportation Master Plan. Both of these amendments will be considered by P&Z and City Council prior to recommendation or approval of the ZCS.

PLANNING & ZONING COMMISSION REPORT:

The Planning & Zoning Commission voted to recommend the amendment by a vote of 3-2. A minimum vote of 5 affirmative votes is required to make a report to city Council, so no recommendation was made. Failure to reach five vote means no official recommendation can be forwarded, but this does not impact the City Council's vote requirement to approve or deny the request.

PREVIOUS CITY COUNCIL ACTION:

The City Council heard this item on February 22, 2022, and conducted the public hearing, but did not take action on the item.

RECOMMENDATION:

Consider action to approve the first reading of Ordinance 2022-07 as presented.

ATTACHMENTS:

- Background Memo
- Ordinance 2022-07
- Exhibit A: Zoning Concept Scheme
- Attachment 1: Location Map
- Attachment 2: Applicant's Project Description Letter
- Attachment 3: Property Owner Notice
- Attachment 4: Proposed Zoning Map
- Attachment 5: Proposed Future Land Use Map
- Attachment 6: Public Responses
- Attachment 7: PowerPoint Presentation

