



# STAFF REPORT

**MEETING DATE:** June 28, 2022

**TITLE:**

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

**AGENDA ITEM SUBMITTED BY:**

Jennifer C. Bills, Director of Planning & Development

**BACKGROUND/HISTORY:**

The Colorado Bend development is a proposed 546.364 +/- acre development with a mix of land uses and development types that support a primary use as a film studio. The site is currently located within the City's Statutory Extraterritorial Jurisdiction, but the applicant has requested the annexation and rezoning of 312.591 +/- of the total tract for the first phase of development.

The applicant is requesting a change to the Comprehensive Plan Future Land Use to Industry which would allow a future Employment Center Place Type zoning. A Development Agreement was approved by the City Council on June 22, 2021 that laid out the process for the owner to annex the development in phases in order to build out the infrastructure and site incrementally. This amendment is listed as one of the development steps within the approved agreement. See the attached Background Memo for complete analysis.

**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.

**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 as presented.

**ATTACHMENTS:**

- Background Memo
- Ordinance 2022-05
- Exhibit A – Future Land Use Plan Amendment – Staff Proposed
- Attachment 1 – Location Map

- Attachment 2 – Existing Future Land Use Map
- Attachment 3 – Property Owner Notice
- Attachment 4 – Public Responses

