



STAFF REPORT

MEETING DATE: May 9, 2024

TITLE:

Hold public hearing and consider action on a recommendation for the Bastrop Gateway Zoning Concept Scheme, changing the zoning for 31.4559 +/- acres out of the A11 Bastrop Town Tract from P2 Rural and P5 Core to a Planned Development District (PDD) with a base district of P5 Core, as shown on Attachment 2, located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins – Senior Planner, Development Services

ITEM DETAILS:

Site Address/Property ID: The corner of Pitt Street and Highway 71. 39300, 47503, 47504, 39301, 36825, 47478, 47803, 36809, 47488, 47491 (as attached in Exhibit A of the PDD)

Total Acreage: 31.4559 +/-

Acreage Rezoned: 31.4559 +/-

Legal Description: 31.4559 +/- acres out of the A11 Bastrop Town Tract (see Exhibit A)

Property Owner: Charuvila Mathew/Austin Bastrop LLC and Venkat Mallya/Avichi Pitt Street LLC

Agent Contact: Liz Horvath/Place Designers

Existing Use: Vacant/Undeveloped

Existing Zoning: P2 Rural and P5 Core

Proposed Zoning: Planned Development District, P5 Core Base Zoning

Character District: Lost Pines

Future Land Use: Transitional Residential

BACKGROUND:

The applicant has applied for a Zoning Concept Scheme for Bastrop Gateway (Attachment 2). The proposal is to place a Planned Development District (PDD) with a P5 Core base zoning to incorporate multi-family housing, which coincides with Transitional Residential as defined by our Future Land Use plan, as well as commercial uses such as retail to serve the development and surrounding areas.

Planning and Zoning heard the application on March 28, 2024, and was unanimously approved.

It was then heard at the City Council meeting on April 9, 2024. Due to overwhelming public response, the item was remanded back to staff to work out any potential compromise to fit the concerns of the public.

A resident in the affected area claimed to not have received notice as is required by statute. The City Manager determined the best and most transparent course of action was to remand the item back to Planning and Zoning and begin the process once again. Discussions have continued with the development and ownership team to include concerns raised by the affected residents. Summarized below are the key points the development and ownership team have agreed to:

- Buffer: A 50-foot tree buffer to the single family residential.
- Uses: Move commercial uses along Highway 71 and along Pitt street and move residential uses adjacent to residential.
- Impervious Cover: Reduce to 80% as required by the P5 zone.

The purpose of the PDD on this project is to vary from the B3 code street frontage, etc as the project will not have a 330 block designation, and only the major arterials in the project will be considered public streets; all others will be private streets. Additionally, the height consideration is a request in the PDD.

LAND USE:

The existing land use is classified as P2 – Rural and P5 – Core. However, the future land use map calls for “transitional residential” as defined below.

Place Type 5 – Core is defined in the code as:

“Higher density mixture of Building Types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of Streets, with wide sidewalks, steady Street Tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the Public Frontage and allow for visible activity along the Street edge.

The Future Land Use Plan shows this area as Transitional Residential:

“The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities.”

The Bastrop development code (B3) does not classify normal zoning designations aligned with specific uses in each category; instead it seeks to be more “aspirational” with “Place Types” meaning a variety of uses can cross place type designations.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Drainage will be handled by each section individually
Transportation	Y	Future connection to Chestnut
Parks and Open Space	Y	Civic space will be dedicated based on the Master Plan

Drainage

Drainage will be managed by each section individually; pre and post-development drainage conditions will remain the same. A drainage plan will be submitted and reviewed by the City Engineer prior to Final Plat approval.

Utilities

Wastewater and water service (domestic and fire) will be provided by the City of Bastrop via line extensions, exact locations to be determined prior to platting. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) requirements. Exact connections will be determined prior to Preliminary Plat approval.

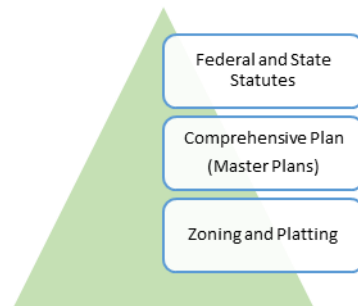
Electric service provided by Bluebonnet Electric.

Gas will be provided by Center Point Energy.

Traffic Impact and Streets

This zoning concept plan was designed in order to maximize pedestrian and vehicular circulation within the development. There will be public streets that connect the property to Pitt Street and the remainder of the development that allow for future connections to Chestnut Street, as well as connections to the West for future trail connections as shown in Exhibit B of the PDD. The streets will have a width of 55.5. A traffic impact analysis will be completed prior to approval of the Preliminary Plat.

POLICY EXPLANATION:



Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and

place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

The public meeting was noticed in the newspaper on 04/24/2024, Zoning Change signs were visibly placed in the front of the property on 04/22/2024 and notice was sent to property owners within 600 feet of the property boundary on 04/25/2024. Notice of the meeting was posted at least 72 hours in advance.

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

At the time of this report, no protest has been received.

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of three-fourths majority to approve the zoning request.

Compliance with 2036 Comprehensive Plan:

The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Like, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

Representative land uses that are appropriate in Transitional Residential include multifamily apartments which are proposed within Bastrop Gateway. Also proposed are commercial uses that are intended to serve the neighborhood including retail.

RECOMMENDATION:

City staff has considered the feedback received during the previous meetings with P&Z, City Council, and the community regarding the proposed plan and recommends denial as submitted.

Concerns were raised on various aspects such as height, impervious cover, and preservation of trees. After careful consideration of all the input received, the staff recommends review of the alternate proposed plan that the development team and ownership team have come to terms with that includes the buffer and impervious cover calculations. Further discussion on any additional restrictions related to height may be discussed on the dais.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Bastrop Gateway PDD
- Attachment 3: PDD Exhibits (with original concept plan)
- Attachment 4: Revised PDD proposed (revised concept plans)

REVISED