



STAFF REPORT

MEETING DATE: January 14, 2025

TITLE:

POSTPONED 12/10/2024: Conduct a public hearing, consider and act on the first reading of Ordinance No. 2024-44 of the City Council of the City of Bastrop, Texas, approving the zoning change for 10.56 +/- acres out of Nancy Blakey Survey Abstract 98, located west of FM 969, within the City of Bastrop from P2 Rural to P5 Core as shown in Attachment 2; providing for findings of fact; providing for repealer; providing for severability; providing for enforcement; providing for proper notice and meeting; and establishing an effective date; and move to include on January 28, 2025, Consent Agenda for second reading.

STAFF REPRESENTATIVE:

Submitted by: Kennedy Higgins – Senior Planner, Development Services

BACKGROUND:

At the 12/10/2024 City Council meeting discussion was brought up in regard to the impervious cover on the site. This development will happen in two phases, the first phase constitutes 20.85% impervious cover. After discussion with the applicant, they are willing to engineer their pond to increase the volume by 10% if 80% impervious cover is allowed.

The applicant has applied for a Zoning Concept Scheme for the newly annexed FM 969 Retail Center. When land is annexed, it is automatically zoned P2 Rural then is rezoned as needed. The proposal is to change the zoning from P2 Rural to P5 Core in order to develop the property as a gas station and retail center.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The P&Z Commission reviewed the Zoning Concept Scheme at their November 21, 2024, regular meeting, and recommended approval of the rezoning request, for a zone P5 Core, with a vote of 8-0.

STAFF RECOMMENDATION:

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ATTACHMENTS:

- Attachment 1: Memo Staff Report for Zoning Concept Scheme from P&Z
- Attachment 2: Ordinance No. 2024-44