



STAFF REPORT

MEETING DATE: March 25, 2025

TITLE:

Conduct a public hearing, consider and act on the first reading of Ordinance No. 2025-34, for a Zoning Concept Scheme request to rezone the project site from P5 Core to Planned Development District (“PDD”) with a base district of P5 Core, for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas; and move to include on the April 8, 2025, Consent Agenda for the second reading.

AGENDA ITEM SUBMITTED BY:

James E. Cowey, Director of Development Services

ITEM DETAILS:

Site Address:	540 W Highway 71, Bastrop TX
Total Acreage:	43.112 acres
Acreage Rezoned:	43.112 acres
Legal Description:	43.112 acres out of the No. 98 Nancy Blakey Survey
Property Owner:	Deborah Kay Dixon
Agent Contact:	Sara Boza / Pharis Design
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P5 Core
Proposed Zoning:	Planned Development District, P5 Core Base Zoning
Character District:	Meadows
Future Land Use:	General Commercial, Transitional Residential, and Residential Neighborhood

BACKGROUND/HISTORY:

The applicant has applied for a Zoning Concept Scheme for the Nixon Tract (Attachment 2). The proposal is to place a Planned Development District (PDD) with a P5 Core base zoning to appropriately incorporate a mixed-use community that offers a variety of housing types, commercial and retail and enhance the connectivity in the city.

The existing land use is classified as P5-Core. However, the future land use map calls for “General Commercial”, “transitional residential” and “Neighborhood 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.”

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Detention pond
Transportation	Y	Extensions of public streets
Parks and Open Space	Y	Park

Drainage

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

Utilities

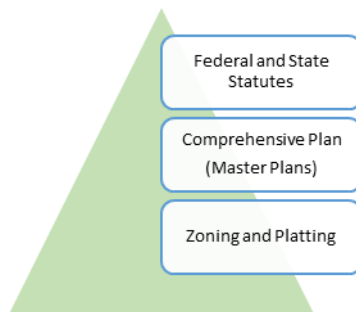
Wastewater and water service (domestic and fire) will be provided by the City of Bastrop via line extensions, exact locations to be determined prior to platting. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ)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

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 Agnes Street and Orchard Parkway. The developer will construct the southern portion of the Orchard Parkway extension, extending the 60’ public right of way from Agnes Street to the southern property boundary of the PDD site. A traffic impact analysis is not required at this time.



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.

Zoning Change signs were visibly placed in front of the property and notice were sent to property owners within 500 feet of the property boundary.

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

N/A. Bastrop is not a general-law 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 02/26/2025, Zoning Change signs were visibly placed in front of the property on 03/04/2025 and notice was sent to property owners within 600 feet of the property boundary on 02/28/2025. 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 Future Land Use Plan shows this area as Transitional Residential, General Commercial and Neighborhood 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. 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 the Nixon Tract.

The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

Representative land uses that are appropriate in General Commercial include food service, general retail sales, medical and health care facilities, personal services establishments, and professional offices.

The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character area may include higher density housing types or neighborhood oriented commercial uses of limited scale.

Representative land uses that are appropriate in Neighborhood Residential include Single-family detached dwellings, Elementary and secondary schools, parks and playgrounds, places of worship, play fields, public safety and emergency services facilities and trails.

FISCAL IMPACT:

None

PLANNING AND ZONING COMMISSION:

The proposed Nixon PDD was presented to the Planning and Zoning Commission on Thursday, March 13, 2025. The Planning and Zoning Commission recommended approval of the proposed PDD with an amendment that a Traffic Impact Analysis is required with a vote of 7 to 1.

RECOMMENDATION:

Make a recommendation on the request for a Zoning Concept Scheme to rezone the project site from P5 Core to Planned Development District ("PDD") with a base district of P5 Core for the area described as being 43.112 +/- acres out of the Nancy Blakey Survey, Abstract 98, located at 540 W SH 71 Bastrop, TX 78602, within the city limits of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Nixon PDD
- Attachment 3: PDD Ordinance