



STAFF REPORT

MEETING DATE: July 26, 2022

TITLE:

Hold a public hearing and consider action to approve the first reading of Ordinance No. 2022-19 approving a Zoning Concept Scheme for 2.395 acres of Farm Lot 62, changing the zoning for 2.395 acres out of Farm Lot 62 East of Main St., from P2 Rural to P4 Mix, located east of Pecan Street, within the city limits of Bastrop, Texas, 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 August 9, 2022 Consent Agenda.

STAFF REPRESENTATIVE:

Submitted by: Jennifer C. Bills, Director of Planning & Development

BACKGROUND:

The applicant has submitted an application for a Zoning Concept Scheme for 2.395 acres of Farm Lot 10 East of Main Street (Attachment 2). The development is proposed to be Place Type P4 – Mix zoning which allows the opportunity for either commercial or residential to occupy to the lot as long as they remain in a residential form and scale.

Staff recommends requiring a Neighborhood Regulating Plan be completed prior to any further development of these three tracts in the future. During this review process, the 10% Civic Space requirement will be required to be met on the site with public amenities. See the attached Background Memo for additional information.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At their regular meeting on June 30, 2022, the P&Z recommended approval of the request by a vote of 7-0.

RECOMMENDATION:

Hold public hearing and consider action to approve the first reading of Ordinance No. 2022-19 approving a Zoning Concept Scheme for 2.395 acres of Farm Lot 62, changing the zoning for 2.395 acres out of Farm Lot 62 East of Main St., from P2 Rural to P4 Mix, located east of Pecan Street, within the city limits of Bastrop, Texas, 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 August 9, 2022 Consent Agenda.

ATTACHMENTS:

- Background Memo
- Ordinance 2022-19
- Exhibit A: Location Map
- Attachment 1: Zoning Concept Scheme
- Attachment 2: Applicant's Project Description Letter

- Attachment 3: Property Owner Notice
- Attachment 4: Proposed Zoning Map
- Attachment 5: Proposed Future Land Use Map

