



STAFF REPORT

MEETING DATE: August 23, 2022

TITLE:

Hold a public hearing and consider action on the first reading of Ordinance No. 2022-21 approving the Pearl River Zoning Concept Scheme, changing the zoning for 26.902 acres from P2 Rural to P4 Mix and 29.718 acres from P2 Rural to P5 Core out of the Nancy Blakey Survey, Abstract 98, and establishing a Concept Plan on 74.974 acres, with 10% Civic Space required during development, located east of FM 969 and north of SH 71, 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 September 13, 2022, agenda for the second reading.

STAFF REPRESENTATIVE:

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

BACKGROUND:

The applicant has submitted an application for a Zoning Concept Scheme for 74.974 acres of the Nancy Blakey Survey (Attachment 1). The development is proposed to be a mix of two Place Types P4 – Mix, and P5 – Core base zoning districts, with PCS – Civic Space to be determined at final plat through dedication or rezoning to PCS. The applicant is proposing a mixed-use development, with a mix of multifamily residential, office, medical, hotel, restaurant, and retail shopping in a master planned development with an emphasis on connectivity and walkability (Attachment 1 Page 18-19).

The applicant has not asked for any Warrants or Variances from the Bastrop Building Block (B³) Code at this time. Warrants and Variances may be requested and reviewed during additional development stages, such as platting, public improvement plan or site development plan review. Additional analysis on the request is provided in the Background Memo.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The P&Z Commission reviewed the Zoning Concept Scheme at their July 28, 2022, regular meeting and recommended approval of the rezoning request for P4 Mix and P5 zoning and a postponing the Civic Space requirement to final plat, by a vote of 6-0.

STAFF RECOMMENDATION:

Hold a public hearing and consider action to approve the first reading as written and move to include on the September 13, 2022, agenda for second reading.

ATTACHMENTS:

- Background Memo
- Exhibit A: Requested Place Type Zoning
- Exhibit B: Metes & Bounds Description with sketch

- Attachment 1: Zoning Concept Scheme Submittal
- Attachment 2: Location Map
- Attachment 3: Property Owner Notice & Responses
- Attachment 4: Existing Zoning Map
- Attachment 5: Future Land Use Map & Master Transportation Plan

