



# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

Consider action to approve a Site Development Plan Amendment to allow the use of a geotextile parking material at Mina Elementary, being 4.340 acres out of Farm Lot 19 East of Main Street, located at 1203 Hill Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Sylvia Carrillo, City Manager

**ITEM DETAILS:**

Site Address:	1203 Hill Street
Total Acreage:	4.340
Legal Description:	Farm Lot 19 East of Main Street
Property Owner/Agent:	Bastrop ISD
Existing Use:	School/Parking Lot
Existing Zoning:	Civic Space
Character District:	Cultural Arts
Future Land Use:	Public and Institutional

**BACKGROUND:**

The applicant is requesting an amendment to the approved Site Development Plan to allow an alternative parking material for the parking lot at Mina Elementary. The Site Development Plan was approved by the Development Review Committee on August 23, 2022. The site is currently under construction to add a new two-story building, add a new parking lot and replace the existing parking lot with pervious pavers to meet the drainage requirements. A previous agreement with BISD and the City require a net zero increase to site drainage.

The applicant would like to replace the proposed pervious pavers with a geotextile system (a fabric grid that will hold loose gravel) due to additional construction on the site should a 2023 Bond be approved by the voters. BISD is requesting this as a temporary alternative as they intend to remove the parking lot and place a building in the location within the next two years. At issue is the need to remove a paver system in short order after installation.

The City Engineer has reviewed the specifications of the proposed system to verify that the alternative material and installation will meet the pervious requirements per the drainage agreement. The outstanding concern is migration of the gravel and its potentially negative impact on the overall drainage system. A compromise to the issue is a stated time of the installation of pervious pavers should the voters not approve the 2023 Bond.

The City is recommending a pervious paver be installed no later than 18 months from the vote on the bond if the bond is not successful; too long of a time period between final installation may have longer term negative impacts on the overall drainage of the area.

**POLICY EXPLANATION:**

Per Table 2.4.001A Development Application Approval Process, if an applicant disagrees with the Director of Planning's decision of a Site Development Plan, the applicant can appeal the decision the Planning & Zoning Commission.

Compliance with the B<sup>3</sup> Code Technical Manual:

Section 2.1.006 Parking Areas – the parking surface must use asphaltic pavement, concrete, or a similar, material and at minimum, use dust palliative or other surfacing materials that minimize the generation of fine dust particulates.

**RECOMMENDATION:**

Consider action to approve the Mina Elementary Site Development Plan with the condition that the pavers be installed if the bond is not successful, being 4.340 acres out of Farm Lot 19 East of Main Street, located at 1203 Hill Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Site Plan – Paving & Striping Plan
- Attachment 1: Location Map

