



# STAFF REPORT

**MEETING DATE:** January 26, 2023

**TITLE:**

Consider action to approve elimination of the street tree requirement of the Public Frontage Plan for the Chestnut Grove Food Court, being 0.184 acres of Building Block 5 West of Water Street, located 710 Chestnut Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Sylvia Carrillo, City Manager

**ITEM DETAILS:**

Site Address:	710 Chestnut Street
Total Acreage:	0.184
Legal Description:	Building Block 5 West of Water St.
Property Owner/Agent:	Chestnut Grove, LLC/William Gossett
Existing Use:	Commercial/Outdoor Food Court
Existing Zoning:	P5 Core
Character District:	Old Town
Future Land Use:	Commercial

**BACKGROUND:**

The applicant is requesting an amendment to the approved Site Development Plan to eliminate the street tree requirement of the Public Frontage Plan. The Site Development Plan for the Chestnut Food Truck Park was approved on June 18, 2021. The existing sidewalk is 8 to 8.5 feet in width in front of the food court and there is an existing water line underneath the sidewalk. The standard tree grate is 6 feet wide.

The City is recommending that a fee-in-lieu of the trees be paid in the amount of \$419.00 to the Tree Fund, due to the conflicts that may be created to handicapped accessibility with the tree grates extending into the required ADA passing zone (three feet).

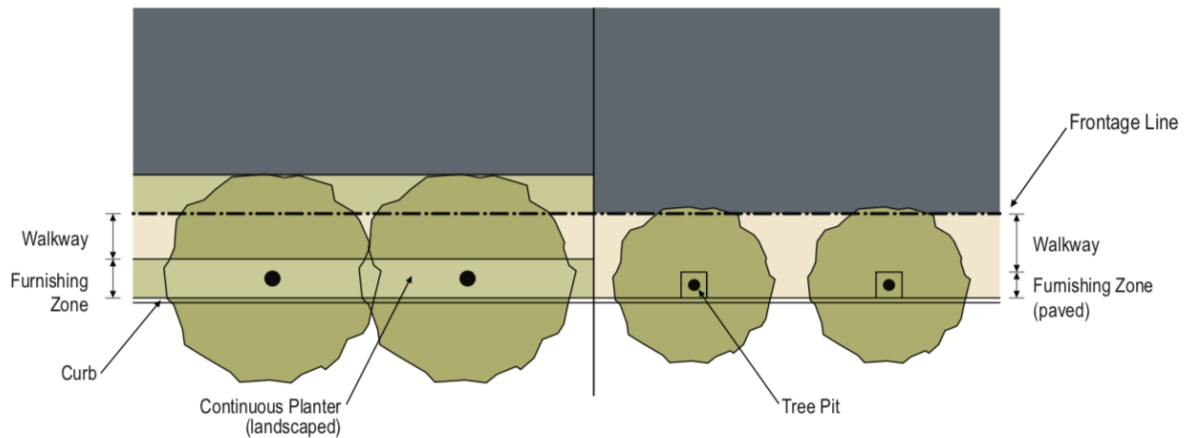
**POLICY EXPLANATION:**

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

Compliance with the Bastrop Building Block (B<sup>3</sup> Code):

Section C. 7.3.014 Public Frontage Standards

(c) For planting within the Furnishing Zone, the permitted species of Street Trees are specified in the B3 Technical Manual.



- (1) Street Trees shall be planted in P3, P4, and P5.
- (2) Street Trees shall be planted in a regularly spaced pattern in P4 and P5 and;
- (3) When planted, Street Trees shall be a minimum height of 10 feet and /or 2 inches in caliper.

**RECOMMENDATION:**

Consider action to approve a Site Development Plan Amendment to eliminate the street tree requirement of the Public Frontage Plan for the Chestnut Grove Food Court and a fee-in-lieu of \$419 be paid, being 0.184 acres of Building Block 5 West of Water Street, located 710 Chestnut Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Site Development Plan
- Attachment 1: Location Map

