



**Notice of Pending Zoning Concept Scheme & Comprehensive/Transportation Plan
Amendment
City of Bastrop
Planning & Zoning Commission And City Council**

Dear Property Owner:

The **Planning & Zoning Commission** will conduct a public hearing on **Thursday, January 27, 2022 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, February 22, 2022 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** on the following request:

- Public hearing and consider action to approve a Zoning Concept Scheme for Bastrop 552, LLP.

Being 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, to PEC Employment Center, located within the City of Bastrop Extraterritorial Jurisdiction.

- Public hearing and consider action to approve an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop 552, LLP.
- Public hearing and consider action to approve an amendment to the Transportation Master Plan for the Master Thoroughfare Plan with Bastrop 552, LLP.

Being 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction.

Applicant: William McLean/McLean & Howard
Owner: Bastrop 552, LLC/Alton Butler
Address: West of Lovers Lane
Legal Description: 546.364 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2
– Future Land Use & Transportation Master Plan
312.591 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2
– Zoning Concept Scheme

The applicant letter and location maps are attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Zoning Regulations. For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

For additional information, please visit or call the Planning & Development offices. ✕

PROPERTY OWNER'S RESPONSE

As a property owner within 200': (please check one)

- ☐ I am in favor of the request.
☒ I am opposed to the request.
☐ I have no objection to the request.

Property Owner Name: Kalynn Champagne

Property Address: 1102 Margies Way

Phone (optional): _____

Mailing Address: _____

Email (optional): _____

Property Owner's Signature: Kalynn Champagne

Comments: (Optional)

Please provide reply to the address below or email: plan@cityofbastrop.org RE: Bastrop 552 ZCS, CPA & TPA

PLANNING & DEVELOPMENT

From: Steph@cityofbastrop.org
Sent: Thursday, January 20, 2022 4:48 PM
To: Planning & Zoning Commission
Subject: Planning & Zoning Commission

(You don't often get email from Steph@cityofbastrop.org. Learn why this is important at <https://support.google.com/mail/answer/2865023>)

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Received 1-24-2022



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☒ I have no objection to the request.

Property Owner Name: Chris + Steph Kennedy

Property Address: 264 E Camino River Road

Phone (optional): 512 987 9544

Mailing Address: same

Email (optional): SKennedy10675@gmail.com

Property Owner's Signature: SKennedy

Comments: (Optional)

No objections to Phase 1 only

Please provide reply to the address below or email: plan@cityofbastrop.org RE: Bastrop 552 ZCS, CPA & TPA

PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 • www.cityofbastrop.org



**BASTROP BOARD AND COMMISSION
MEETINGS**

REQUEST TO SPEAK

Meeting Date: Jan. 27, 2022

**PLEASE PRESENT THIS FORM PRIOR TO THE START OF THE MEETING. WHEN
YOU ARE RECOGNIZED BY THE CHAIR TO SPEAK, PLEASE STATE YOUR NAME.**

PLEASE PRINT LEGIBLY

Name: Michele Anderson

Address: 103 Kauai Ct.

Bastrop, Texas 78602

(City) (State) (Zip)

Phone: 512-906-9042

WHEN WOULD YOU LIKE TO SPEAK:

____ **Citizens' Comments** (This item is available for citizens to speak on items not on the agenda. In accordance with the Texas Attorney General's opinion, any public comment that is made on an item that is not on the published agenda will only be heard by the Bastrop City Council. No formal action, discussion, nor comment will be made by the City Council.)

TOPIC:

__x__ **Agenda Item No. 3B-3D**

☐

wish to speak IN FAVOR of this item.

☒

X wish to speak IN OPPOSITION to this item.

☐

do not wish to speak.

Please record my ____SUPPORT __x__OPPOSITION.

I agree that I will limit my time to three minutes, speak with respect, and refrain from using profane, insulting or threatening language.

"I hereby certify that the information and statements by me are true and accurate. I further swear that the testimony I give before this body will be true and accurate. I understand that by speaking, I may or may not be filmed or recorded for public broadcasting and I give my full permission to do so."

Michele S. Anderson

(Signature)

*PLEASE SEE COMMENTS ON NEXT PAGE

Unfortunately, I cannot attend this important meeting in person but wanted state my opposition to approval of the above-referenced agenda items.

1. The newest drawings published in the Statesman and other media outlets do not align with previous drawings we've been provided.
2. Questions made in-person to the City regarding the perimeter road have gone unanswered. The City states this will be a County road and the County has no knowledge of this. Many details regarding this road need to be addressed and clearly conveyed to the citizenry.
3. The City previously stated its plans to annex a portion of the Colorado River at the southern point of the Bastrop 552 development where it meets El Camino. The logical assumption is that a future bridge will be constructed here; however, there is a home at the end of El Camino that will surely require removal. Numerous requests have been made to the City for clarification of its future plans requiring annexation of the river and no reply has been received.
4. Numerous requests for sound surveys have been made and as with other requests, this request has also gone unanswered. We need to understand the true impact of neighboring residents whenever concerts are held and/or when movies are in production. The landscape is unique and sound travels very far up the hills and down the river.
5. If the taxpayers are footing the numerous breaks being given to this development, we deserve to benefit from this project. Current plans prohibit public access. We'd like to see that change. The development should host City/County events for the benefit of the public a set number of times throughout the year.

I truly appreciate your consideration of my concerns.