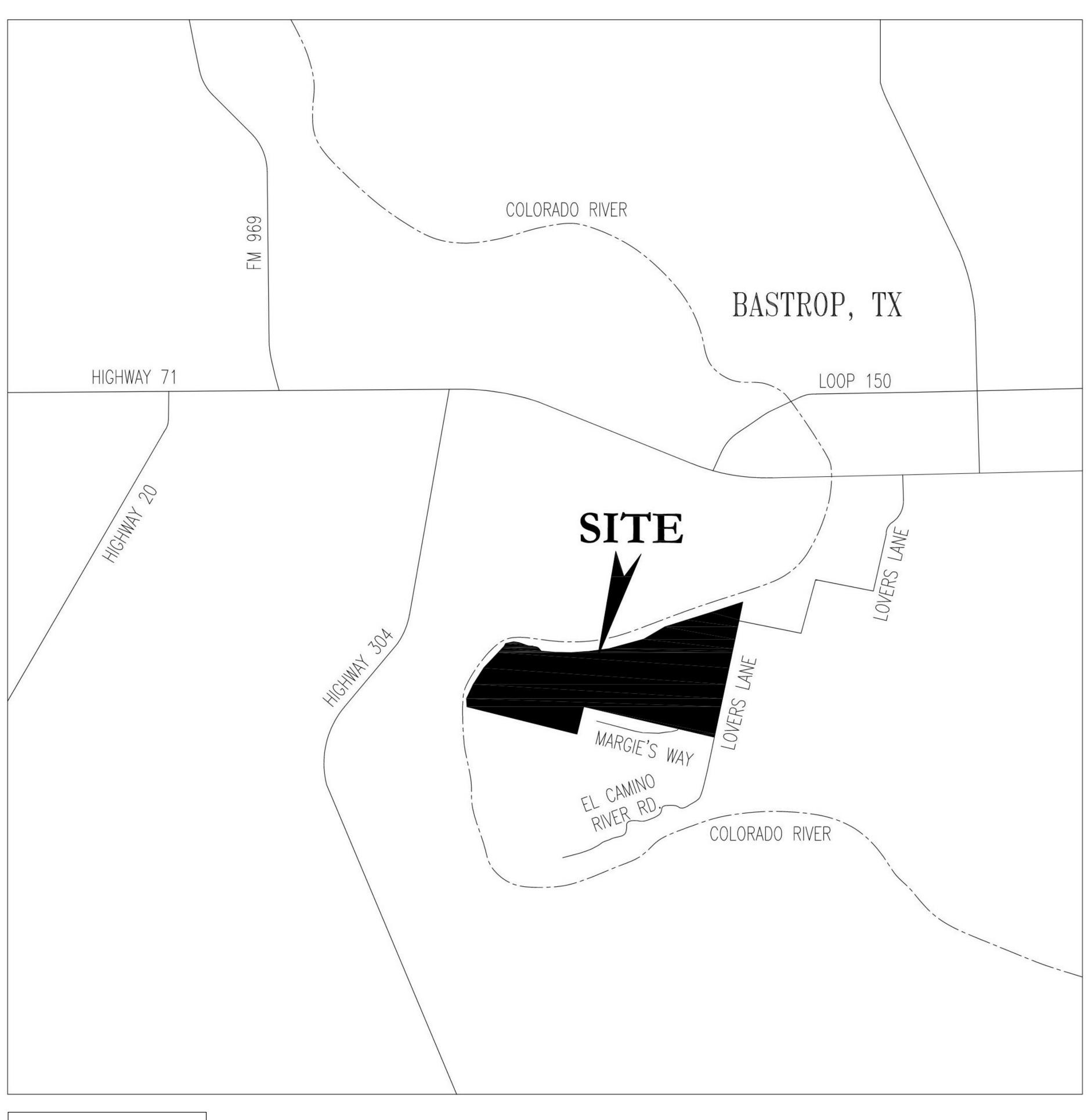
### BASTROP COLORADO BEND ZONING CONCEPT SCHEME



VICINITY MAP: N.T.S.

## ZONING CONCEPT SCHEME

<b>ZCS-000</b>	Cover
ZCS-001	PROPOSED BOUNDARY
ZCS-002	PROPOSED USES
ZCS-003	THOROUGHFARES & ENTRY POINTS
ZCS-004	BUILDING TYPES
ZCS-005	<b>NEW &amp; EXISTING EASEMENTS</b>
ZCS-006	CIVIC ZONES
ZCS-007	FRONTAGE KEY PLAN
ZCS-008	FRONTAGE PLANS

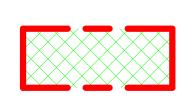




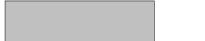


# Bastrop Colorado Bend

**Zoning Concept Scheme** 



ANNEXATION BOUNDARY



FUTURE DEVELOPMENT





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THE ZONING FOR THIS PROJECT IS "EMPLOYMENT CENTER PLACE TYPE" (EC) AND "CIVIC SPACE PLACE TYPE" (CS) CONSISTING OF THE BELOW ZONING STANDARDS AND ALLOWANCES AS PROVIDED FOR IN THE DEVELOPMENT AND ANNEXATION AGREEMENT (RESOLUTION NO. R-2021-57) BETWEEN THE CITY OF BASTROP AND BASTROP COLORADO BEND, LLC. STANDARDS AND ALLOWANCES NOT SPECIFICALLY ADDRESSED IN THIS DOCUMENT SHALL REFER TO THE DEVELOPMENT AND ANNEXATION AGREEMENT AND CITY OF BASTROP DEVELOPMENT CODES.

**BUILDING TYPES** 

	Varies- No	REARYARD
BLOCK LENGTH MAX	Max.	COMMERCIAL
	Varies- No	APARTMENT
BLOCK PERIMETER MAX	Max.	ROWHOUSE
	•	SIDEYARD
STREETS		COURTYARD
BOULEVARD	P	COURTYARD HOU
AVENUE	Р	COURTYARD AF
CONNECTOR	Р	EDGEYARD
NEIGHBORHOOD STREET I	Р	RANCH HOUSE,
NEIGHBORHOOD STREET II	Р	HOUSE
COMMERCIAL STREET I	P	DUPLEX
COMMERCIAL STREET II	Р	TRIPLEX, FOUR
COURT STREET	P	
SLIP STREET	P	
PARK DRIVE	Р	PORCH
BOARDWALK	Р	DOORYARD
PEDESTRIAN STREET	Р	TERRACE
	-	STOOP
		LIGHTWELL
CIVIC SPACE		GALLERY
PARK	P	ARCADE

**GREEN SQUARE** 

PLAZA

COURT

CLOSE

PAVILLIAN

PLAYGROUND

**POCKET PARK** 

**COMMERCIAL PLACE** 

BLOCKS

	The second secon
SIDEYARD	500
COURTYARD	Р
COURTYARD HOUSE	
COURTYARD APARTMENT BUILDING	P
EDGEYARD	i.i
RANCH HOUSE, VILLA	Р
HOUSE	Р
DUPLEX	Р
TRIPLEX, FOURPLEX	P
ENCROACHMENT TYPES	30
PORCH	Р
DOORYARD	Р
TERRACE	Р
STOOP	Р
LIGHTWELL	Р
GALLERY	Р
ARCADE	P
LOT OCCUPATION	
IMPERVIOUS COVERAGE	45% Max
LOT COVERAGE	80% Max
BUILDING FRONTAGE AT BUILD-TO-LINE	Varies- No Min.
	Varies- No

**BUILDING HEIGHT IN STORIES** 

Blue and green screen used for the purpose of production shall not be considered a "building" and shall not be limited as to

**BUILD-TO-LINE** 

ACCESSORY DWELLING UNIT

BUILDING

height.

NOTE OF THE PERSON NAMED IN COLUMN 1		8 - 3860
1,7500		
P	ENCROACHMENT	DEPTHS
	PORCH	10 ft min
P	GALLERY	10 ft min
Р	ARCADE	10 ft min
P		10
P	PARKING LOCA	TION
	FIRST LAYER	P
	SECOND LAYER	P
P	THIRD LAYER	P
P	100	
Р	SIGNAGE	
P	ADDRESS SIGN	Р
P	AWNING & SIGNS	P
P	BAND SIGNS	P
Р	BLADE SIGNS	Р
	MARQUEE SIGNS	P
	NAME PLATE SIGNS	P
45% Max	OUTDOOR DISPLAY SIGNS	P
80% Max	SIDEWALK SIGNS	P
Varies- No	WINDOW SIGNS	Р
Min.	YARD SIGNS	Р
Varies- No	MONUMENT SIGN	Р
Min.	* Applicable only to signage visible from	om the public ROW

60 ft Max Varies- No

FIRST LAYER ENCROACHMENT	S	PUBLIC LIGHT	ING TYPES
OPEN PORCH	100% max	COBRA HEAD	Р
BALCONY AND/OR BAY WINDOW	100% max	PIPE	P
STOOP, LIGHTWELL, TERRACE OR DOORYARD	100% max	POST	P
		COLUMN	Р
ROW ENCROACHMENTS		DOUBLE COLUMN	Р
AWNING, GALLERY, OR ARCADE	NP	DOODLE COLONIN	
		TREE MITI	GATION

Requirement is waived.

DOUBLE COLUMN	ROW ENCROACHMENTS	
	NING, GALLERY, OR ARCADE NP	
TREE MITIGATION		
Required only for trees 26" or greater on	ENCROACHMENT DEPTHS	
maquina anny tanàna ao	10 ft min	RCH
CIVIC SPACE	10 ft min	LERY
CITIESTACE	Construction of the Constr	to the property of

10 ft min

FIRST LAYER	P
SECOND LAYER	P
THIRD LAYER	Р
SIGNAGE	
ADDRESS SIGN	P
AWNING & SIGNS	P
BAND SIGNS	P
BLADE SIGNS	P
MARQUEE SIGNS	P
NAME PLATE SIGNS	P
OUTDOOR DISPLAY SIGNS	P
SIDEWALK SIGNS	P
WINDOW SIGNS	Р
YARD SIGNS	P

PUBLIC LIGHT	ING TYPES
COBRA HEAD	P
PIPE	P
POST	P
COLUMN	P
DOUBLE COLUMN	P

DOOBLE COLOWIN	F
TREE MITIGA	TION
Required only for trees 26" or great	er on Preferred Plant List.

FAÇADE
açade requirement for the Frontage Line shall not apply to
principal or accessory buildings within the Project.

RV PARK
A fence is not required, but permitted, to buffer the RV Park
from other uses within the Project. RV Park may be located as
shown in the Concept Plan.

shown in the Concept Plan.
SPECIAL EVENTS
Permits are not required for any special events that are directly

that:	HISONELL .	S400 (-4.900)
A) The noise linexceeded.	mits in Article 8.03.006 of	the Ordinances are not
P) Owner com	plies with any Fire March	all requirements related

related to the studio or filming use on the Property provided

of Owner complies with any the Marshall requirements related	CC
o pyrotechnics, special effects, open flames, explosions or	
other potentially dangerous activities.	
The special event does not create any of the conditions	

C) The special event does not create any of the conditions	
described in Article 4.06.009 of the Ordinances.	
	_

If an event is open to the public (paid entry or free), unrelated
to the studio, a special event permit shall be required.

P= Permitted NP= Not Permitted

COLORADO RIVER LEGEND STUDIO LOTS RECREATION AREA SECURITY AND WELCOME CENTER FUTURE DEVELOPMENT SHORT TERM LODGING OPEN SPACE (73.08 ACRES) **BACKLOTS** TEMPORARY SOUND STAGE BERM & PERIMETER WALL CIVIC CENTER PLACE TYPE

**BASTROP COLORADO BEND** 





1/14/22

**ZCS-002** 

PRIVATE DRIVE

Architecture Interior Design Planning



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### NOTES:

- FIRE LANES SHALL COMPLY WITH ALL APPLICABLE CITY CODES
- PARKING IS ALLOWED IN ALL LAYERS AND WILL BE PROVIDED PER APPLICABLE CODES
- THE BUILDINGS AND DRIVEWAYS SHOWN ARE CONCEPTUAL AND MUST BE RELOCATED TO REDUCE THE IMPACT ON TREES 26"AND GREATER







Architecture Interior Design Planning



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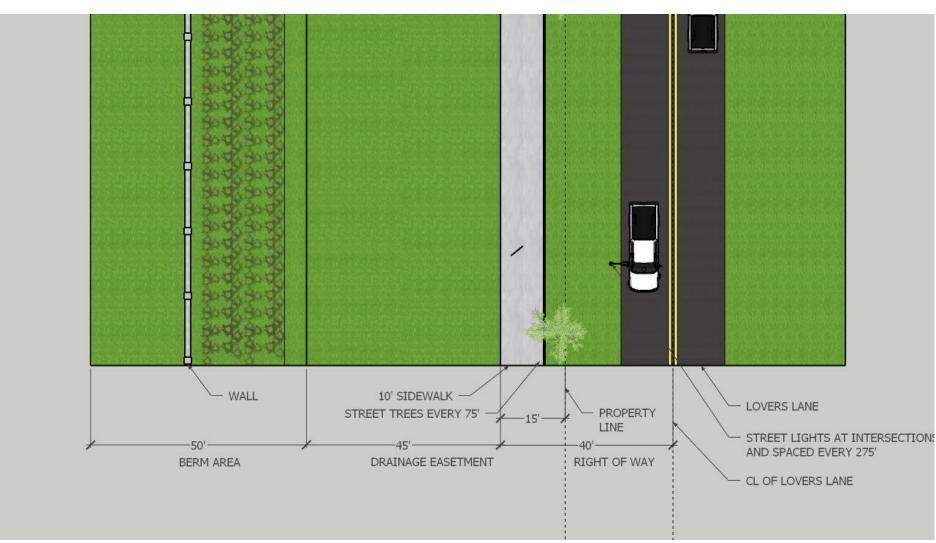
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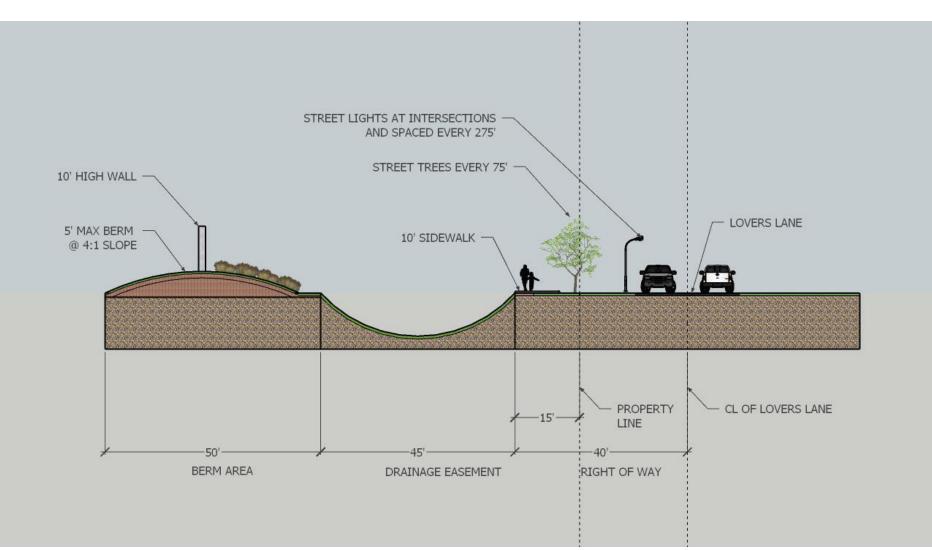
NEW EAST-WEST ROAD







### **LOVERS LANE PLAN**



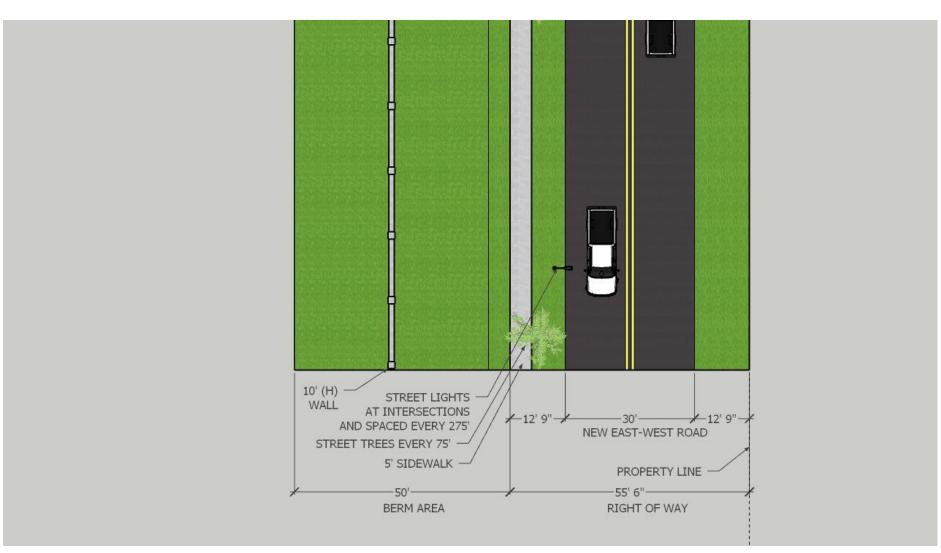
**LOVERS LANE SECTION** 



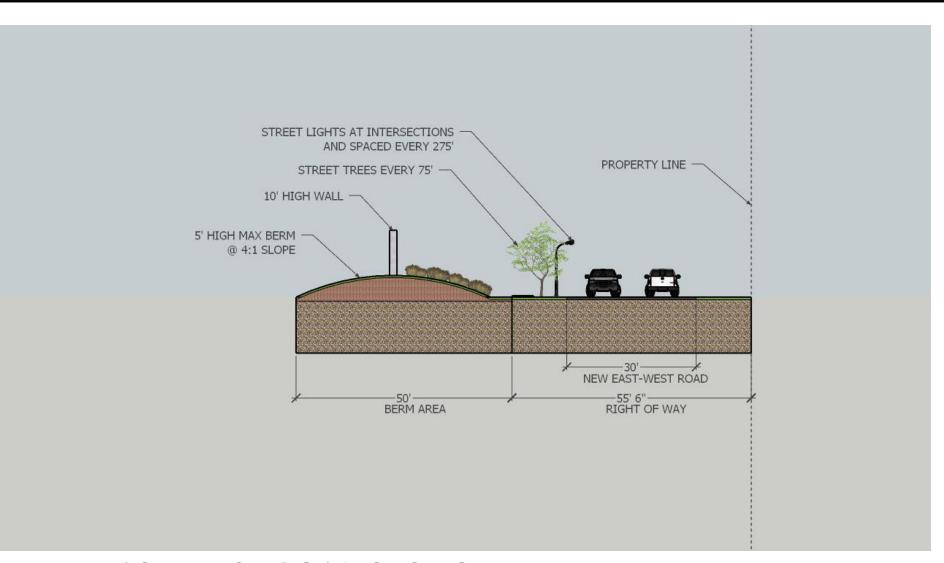
**LOVERS LANE AXON** 



LOVERS LANE PERSPECTIVE



**NEW EAST-WEST ROAD PLAN** 



**NEW EAST-WEST ROAD SECTION** 





**NEW EAST-WEST ROAD PERSPECTIVE** 





