

TO: Paul A. Hofmann, City Manager
From: Jennifer C. Bills, Director of Planning & Development
Date: June 20, 2022
Subject: Bastrop Colorado Bend Master Transportation Plan Thoroughfare Plan Amendment



=====

ITEM DETAILS:

Site Address:	West of Lovers Lane (Attachment 1)
Total Acreage:	546.364 +/- acres
Legal Description:	546.364 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2
Property Owner:	Alton Butler, Bastrop Colorado Bend, LLC
Agent Contact:	Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use:	Vacant/Undeveloped
Existing Zoning:	None. Extra-Territorial Jurisdiction
Adopted Plan:	June 22, 2021, Development Agreement
Existing Future Land Use Category:	Rural Residential (FLU amendment requested to Industry)

BACKGROUND/HISTORY:

The Bastrop Colorado Bend development is a proposed 546-acre development with a mix of land uses and development types that support a primary use as a film studio. The site is currently located within the City's Statutory Extraterritorial Jurisdiction, but applicant has requested the annexation and rezoning of 312.591 +/- of the total tract for the first phase of development.

This tract is bordered on the west by the Colorado River. As a property that is mostly within the 100-year and 500-year flood plain, the Future Land Use Plan envisioned the best use for this property to be low-density residential. Taken as a single development, this property also has limited access to the west without the construction of bridges over the Colorado River. With this considered, the Major Thoroughfare Map adopted in 2017 established a Collector Level Road across the property from Lovers Lane that includes a bridge to cross the Colorado River and connect to SH 304 to the west (Attachment 2). The 2019 Transportation Master Plan Street Grid reclassified this as a Primary Multimodal Street and added 720-foot grid Local Connector Streets that fit the Rural Residential Character District. As this property is in the Extraterritorial Jurisdiction, Bastrop County has also adopted a Transportation Plan in 2016 which also included the connection over the Colorado River to align the roads.

The applicant is requesting a change to the Comprehensive Plan - Master Transportation Plan to eliminate any streets that would bisect the property. To do this, the Local Connector Streets would be removed, and the Primary Multimodal Street, as well as the bridge crossing the Colorado River would be relocated to the eastern boundary of the property. The Transportation Master Plan was adopted on February 28, 2017, and Chapter 5 – Thoroughfare Plan including the Major Thoroughfare Map was amended on November 12, 2019. The TMP and amendment can be found here: https://www.cityofbastrop.org/page/plan.long_range

At the March 8, 2021 Bastrop County Commissioners' Court meeting, the Commission voted to "convey our willingness to conceptually amend our Transportation Plan and be flexible to honor this developer's request not to have a new regional corridor go through his development to connect Lovers Lan to SH 304." (Attachment 3). No actual route was determined or amended in the County's Transportation Plan.

As the current annexation only covers a portion of the entire development, the Transportation Master Plan amendment reflects changing only the area within the current annexation area (Exhibit A). This would relocate the Primary Multimodal Street and remove the 720 local street grid requirements within the 312.591 +/- acres but leave the grid in place until the annexation on the remaining 233.773 +/- acres.

Staff is proposing to relocate the Primary Multimodal Street to the east boundary of the property and to relocate the bridge to the southeast corner of the tract. A future Transportation Plan Amendment will be brought forward by Planning Staff to propose a route for a connection from the bridge to SH 304.

The applicant is proposing to allow the site to develop as a single tract with no public internal roads (Local Connector Streets). This would allow for the development of a multi-faceted film studio facility which would include production facilities, sound stages, backlots, storage, and other ancillary spaces. Lodging, restaurants, event spaces, and recreational facilities would all support the film studio use.

POLICY EXPLANATION:

Comprehensive Plan Amendments are regulated under Section 213 of the Texas Local Government Code.

Sec. 213.003. Adoption of Amendment of Comprehensive Plan

(a) A comprehensive plan may be adopted or **amended** by ordinance following:

(1) a hearing at which the public is given the opportunity to give testimony and present written evidence;
and

A public hearing was held on January 27, 2022 at the Planning & Zoning Commission meeting and a public hearing was held on February 22, 2022 at the City Council meeting.

(2) review by the municipality's planning commission or department, if one exists.

The Planning & Zoning Commission voted to recommendation the amendment by a vote of 3-2. A minimum vote of 5 affirmative votes is required to make a report to city Council, so no recommendation was made.

(b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

Amendments to the Comprehensive Plan are adopted by ordinance following the requirements of the City Charter.

A published notice was placed in the Bastrop Advertiser on January 8th and sent mailed notices to 61 property owners within 200 feet of the property (Attachment 3). At the time of this report, three responses to the project has been received, 2 opposed and 1 no objection (Attachment 4).

RECOMMENDATION:

Consider action to approve the first reading of Ordinance 2022-06 of the City Council of the City of Bastrop amending the Transportation Master Plan - Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the Stephen F. Austin Survey Abstract 2, to the west of Lovers Lane, located within the city limits of the City of Bastrop and the City of Bastrop Extraterritorial Jurisdiction; as attached in Exhibit A; and providing for findings of fact, adoption, enforcement, a repealer, and severability; establishing an effective date; and proper notice and meeting and move to the July 12, 2022 Regular Agenda.