

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE BASTROP COLORADO BEND ZONING CONCEPT SCHEME, CHANGING THE ZONING FOR 312.591 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY ABSTRACT 2, FROM P2 RURAL TO PEC EMPLOYMENT CENTER AND ESTABLISHING A PLAN ON 312.591 ACRES, LOCATED WEST OF LOVERS LANE, WITHIN THE CITY LIMITS OF BASTROP, TEXAS, AS SHOWN IN EXHIBIT A, PROVIDING FOR FINDINGS OF FACT, ADOPTION, REPEALER, SEVERABILITY AND ENFORCEMENT, PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (City) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on or about November 2, 2021, the Bastrop Colorado Bend, LLC has submitted a request for zoning modifications; and,

WHEREAS, City Council has reviewed the request for zoning modifications, and finds the request to be reasonable and proper under the circumstances; and,

WHEREAS, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property is Industry, which allows for a wide range of commercial and retail uses; and

WHEREAS, the 312.591 acres of the Stephen F. Austin Survey, Abstract 2 were annexed into the city limits of Bastrop on March 8, 2022, with the default zoning of P2 Rural, as established in the Bastrop Building Block (B³) Code, Section 2.3.003 "Zoning Upon Annexation"; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on January 27, 2022, which did not make a recommendation to City Council as the vote was 4-1 to recommend approval, which did not meet the Bastrop Building Block (B³) Code requirement for 5 affirmative votes; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City Council regarding the requested zoning modification; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for good

government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, after consideration of public input received at the hearing on February 22, 2022, the information provided by the Applicants, and all other information presented, City Council finds that it necessary and proper to enact this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:

Section 1: The Property, 312.519 acres out of land out of the Stephen F. Austin Survey, Abstract 2 is rezoned from P2 Rural to PEC Employment Center, and a Zoning Concept Scheme is established, located south of SH 71, within the City Limits of Bastrop, Texas as more particularly shown on Exhibit A.

Section 2: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 3: All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 5: The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance. Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

Section 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Section 7: This Ordinance shall be effective immediately upon passage and publication.

READ & ACKNOWLEDGE on First Reading on this the 28th day of June 2022.

READ & ADOPTED on Second Reading on this the 12th day of July 2022.

APPROVED:



Connie B. Schroeder, Mayor

Prusilla Rogers, Mayor
Pro Tem for

ATTEST:


Ann Franklin, City Secretary

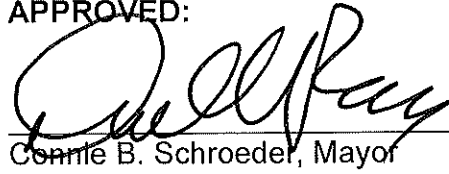
APPROVED AS TO FORM:


Alan Bojorquez, City Attorney

READ & ACKNOWLEDGE on First Reading on this the 28th day of June 2022.

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Prusilla Rogers, Mayor
Pro Tem for

ATTEST:

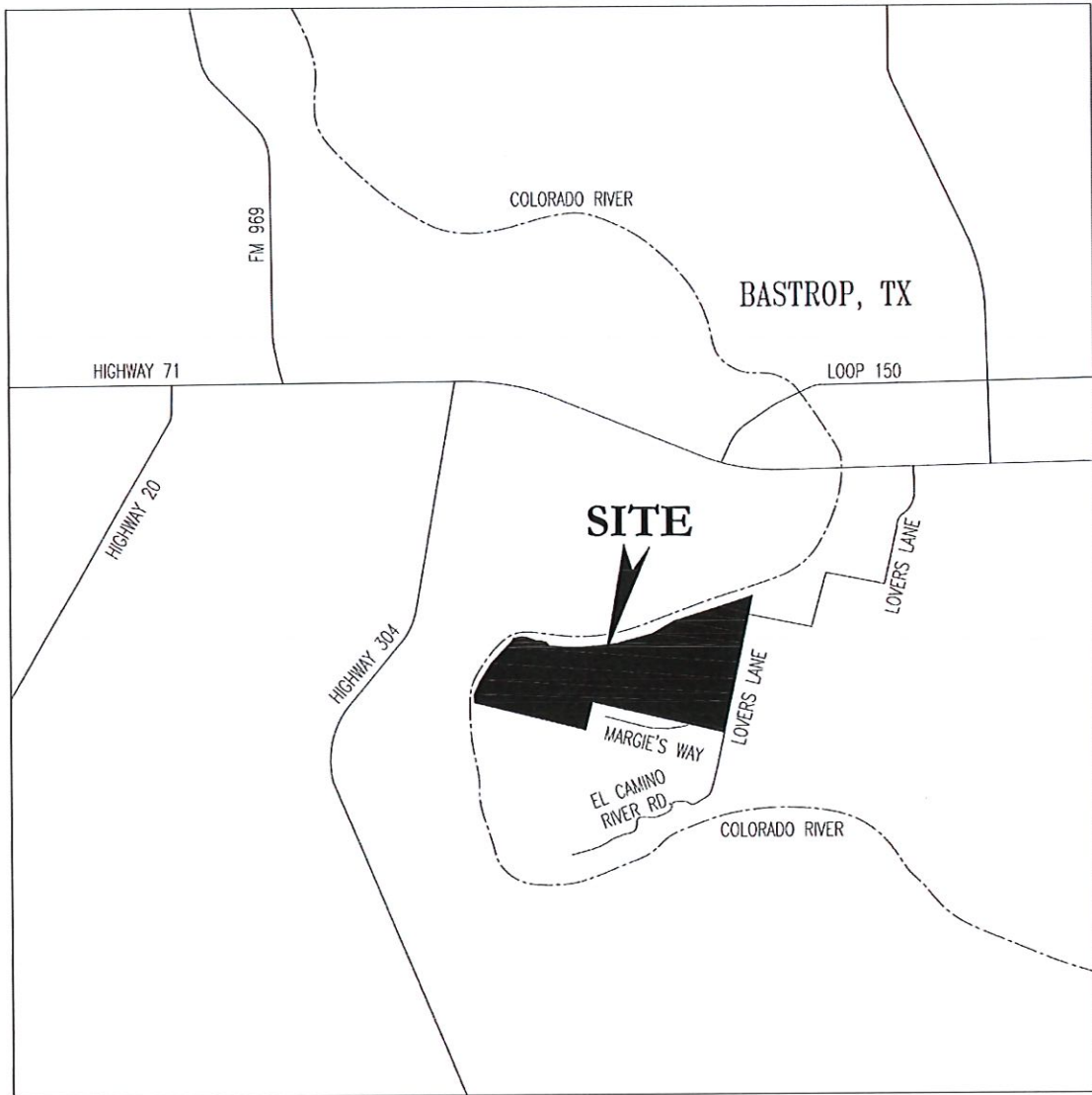
Ann Franklin, City Secretary

APPROVED AS TO FORM:



Alan Bojorquez, City Attorney

BASTROP COLORADO BEND ZONING CONCEPT SCHEME



VICINITY MAP: N.T.S.



ZONING CONCEPT SCHEME

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



Bastrop Colorado Bend
Zoning Concept Scheme

LEGEND

-  ANNEXATION BOUNDARY
-  FUTURE DEVELOPMENT



The Public Address Book/Map 2116-001 Law 204 Surface/CDL Ordinance/Control 2022 Year



Architecture
Interior Design
Planning



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.

BLOCKS	
BLOCK LENGTH MAX	Varies- No Max.
BLOCK PERIMETER MAX	Varies- No Max.

STREETS	
BOULEVARD	P
AVENUE	P
CONNECTOR	P
NEIGHBORHOOD STREET I	P
NEIGHBORHOOD STREET II	P
COMMERCIAL STREET I	P
COMMERCIAL STREET II	P
COURT STREET	P
SLIP STREET	P
PARK DRIVE	P
BOARDWALK	P
PEDESTRIAN STREET	P

CIVIC SPACE	
PARK	P
GREEN	P
SQUARE	P
PLAZA	P
PLAYGROUND	P
COMMERCIAL PLACE	P
POCKET PARK	P
COURT	P
CLOSE	P
PAVILLAN	P

BUILDING TYPES	
REARYARD	
COMMERCIAL	P
APARTMENT	P
ROWHOUSE	P
SIDEYARD	
COURTYARD	P
COURTYARD HOUSE	
COURTYARD APARTMENT BUILDING	P
EDGEYARD	
RANCH HOUSE, VILLA	P
HOUSE	P
DUPLEX	P
TRIPLEX, FOURPLEX	P

ENCROACHMENT TYPES	
PORCH	P
DOORYARD	P
TERRACE	P
STOOP	P
LIGHTWELL	P
GALLERY	P
ARKADIF	P

LOT OCCUPATION	
IMPERVIOUS COVERAGE	45% Max
LOT COVERAGE	80% Max
BUILDING FRONTAGE AT BUILD-TO-LINE	Varies- No Min.
BUILD-TO-LINE	Varies- No Min.

BUILDING HEIGHT IN STORIES	
BUILDING	60 ft Max
ACCESSORY DWELLING UNIT	Varies- No Max.

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

FIRST LAYER ENCROACHMENTS	
OPEN PORCH	100% max
BALCONY AND/OR BAY WINDOW	100% max
STOOP, LIGHTWELL, TERRACE OR DOORYARD	100% max

ROW ENCROACHMENTS	
AWNINGS, GALLERY, OR ARCADE	NP

ENCROACHMENT DEPTHS	
PORCH	10 ft min
GALLERY	10 ft min
ARCADE	10 ft min

PARKING LOCATION	
FIRST LAYER	P
SECOND LAYER	P
THIRD LAYER	P

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	P
YARD SIGNS	P
MONUMENT SIGN	P

* Applicable only to signage visible from the public ROW

PUBLIC LIGHTING TYPES	
COSRA HEAD	P
FIRE	P
POST	P
COLUMN	P
DOUBLE COLUMN	P

TREE MITIGATION	
Required only for trees 26" or greater on Preferred Plant List.	

CIVIC SPACE	
Requirement is waived.	

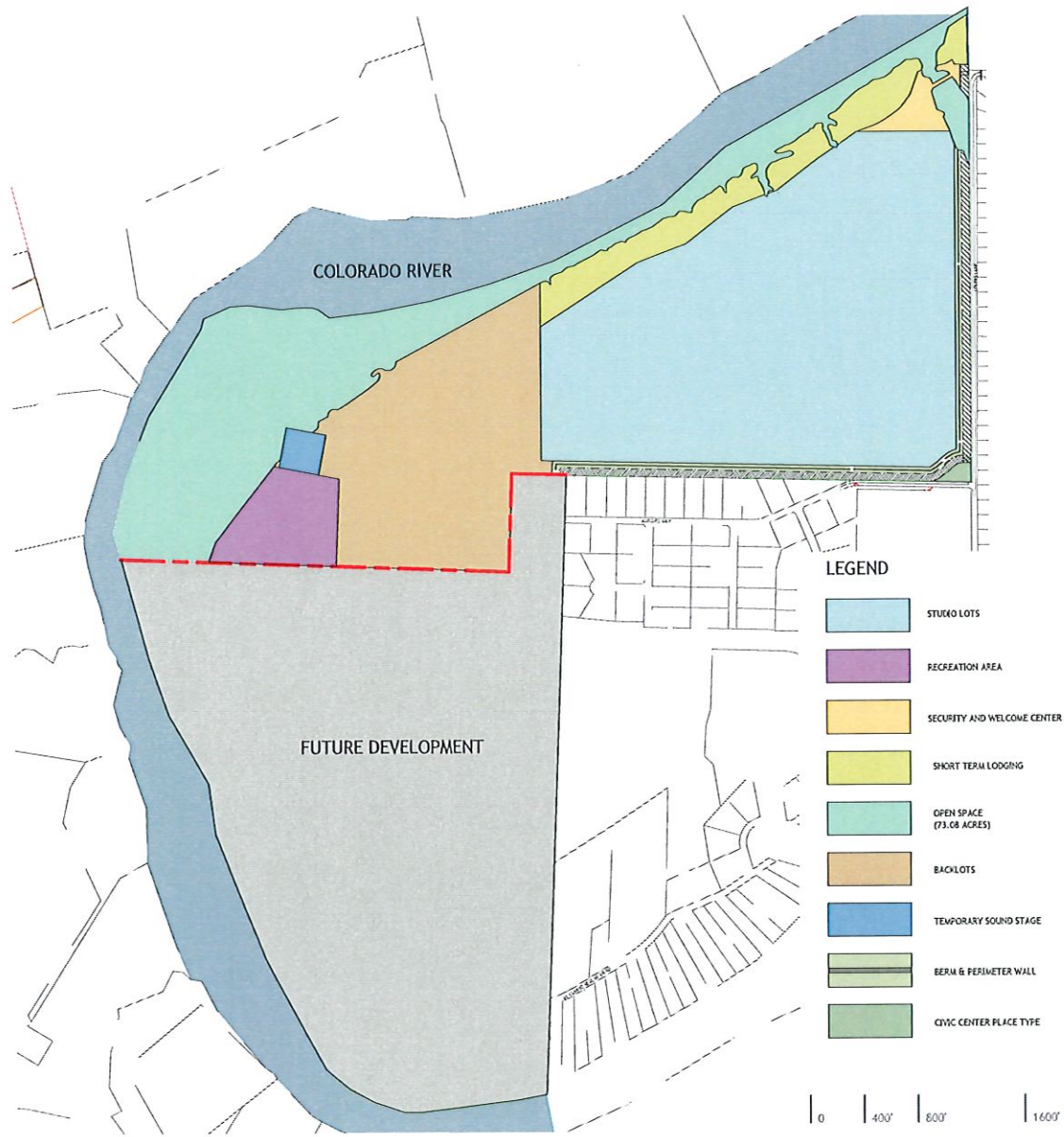
FAÇADE	
Façade requirement for the Frontage Line shall not apply to principal or accessory buildings within the Project.	

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.	

SPECIAL EVENTS	
Permits are not required for any special events that are directly related to the studio or filming use on the Property provided that:	

- A) The noise limits in Article 8.03.006 of the Ordinances are not exceeded.
 - B) Owner complies with any Fire Marshall requirements related to pyrotechnics, special effects, open flames, explosions or other potentially dangerous activities.
 - 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



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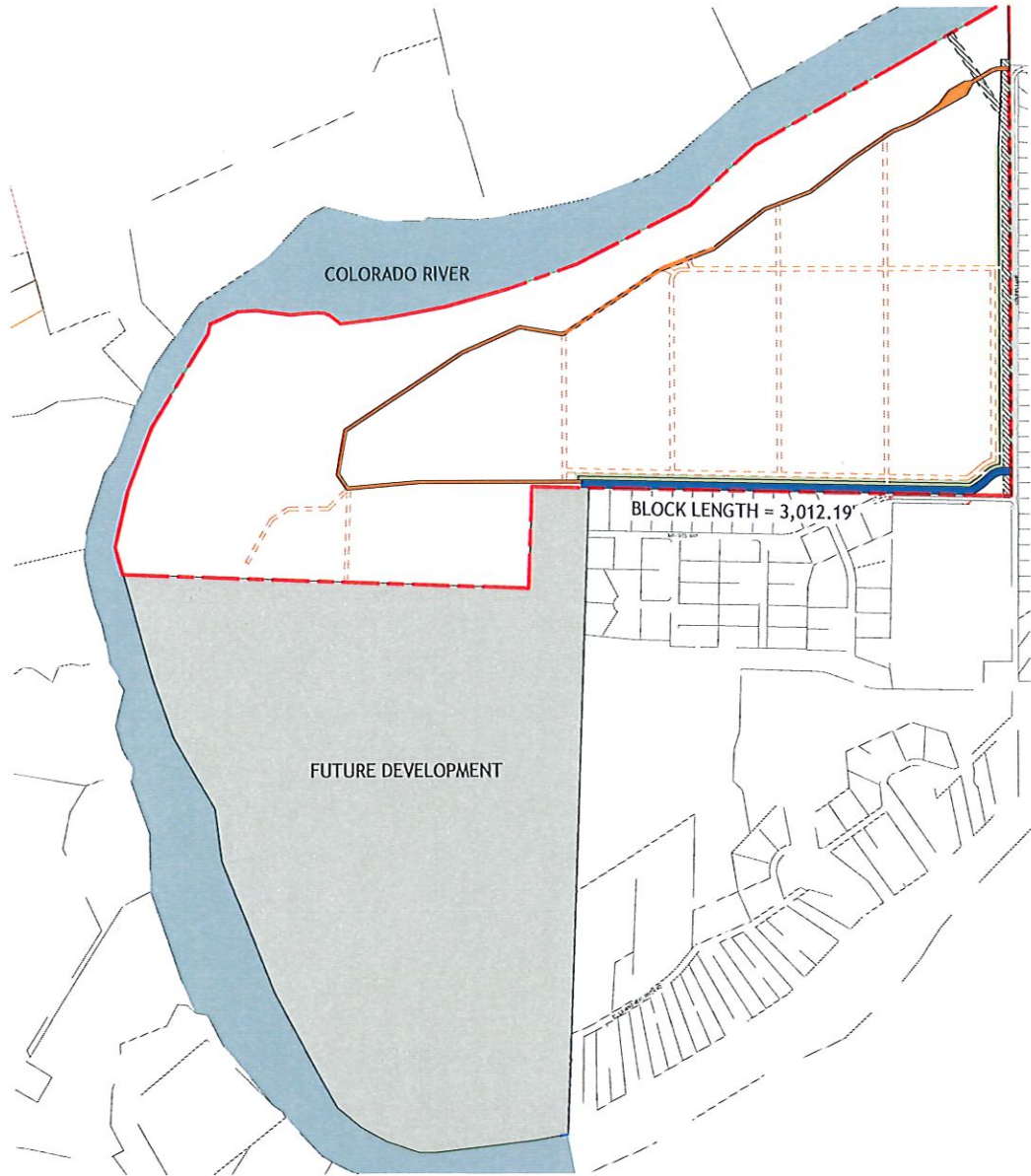


Architecture
Interior Design
Planning



LEGEND

- PRIMARY INTERNAL PRIVATE LOOP
- SECONDARY INTERNAL PRIVATE DRIVE
- NEW EAST-WEST ROAD



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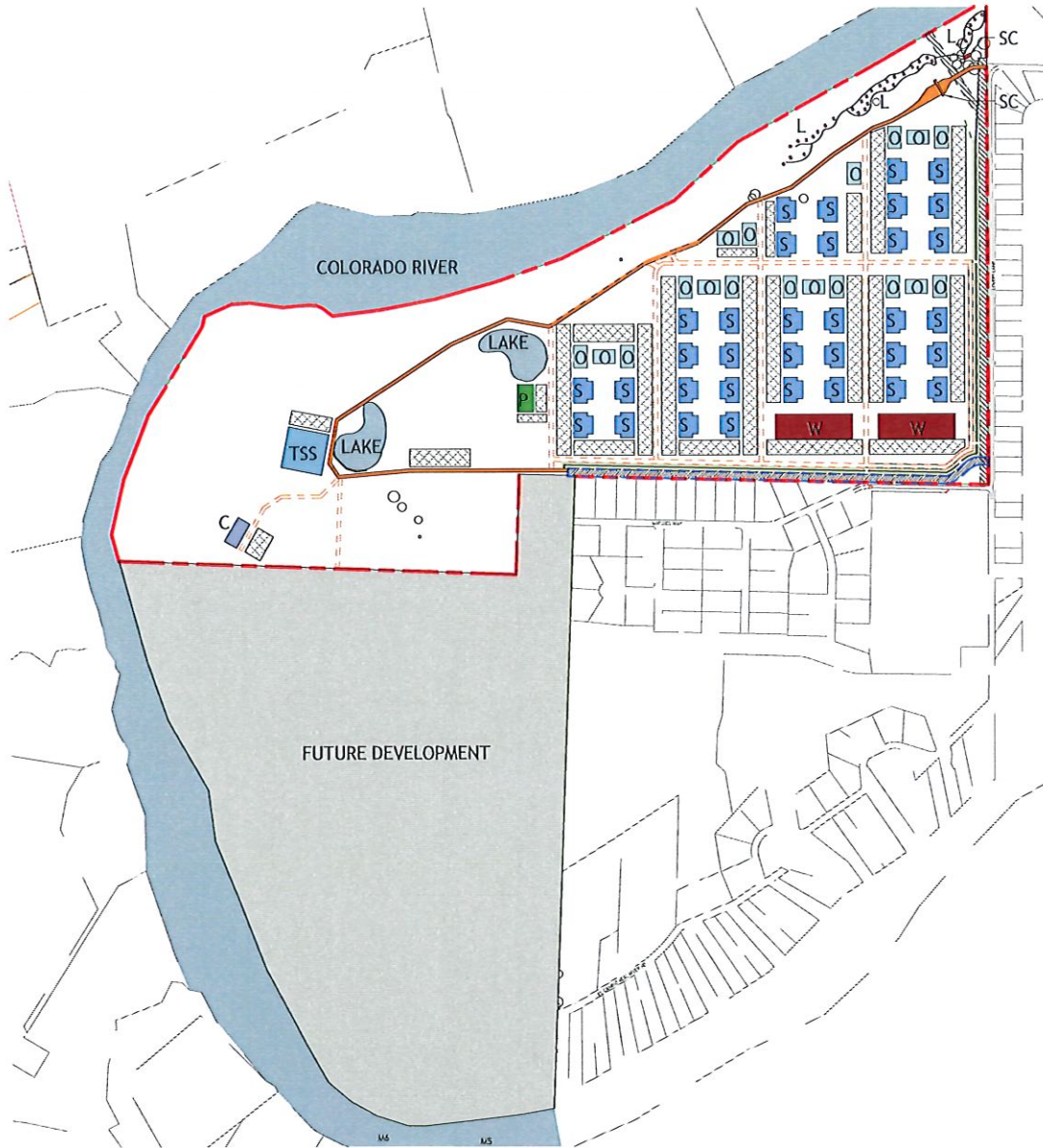
Architecture
Interior Design
Planning



BASTROP COLORADO BEND
ZCS-003
THOROUGHFARES & ENTRY POINTS

LEGEND

 S - SOUND STAGE (300 SF - 150,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)	 L - SHORT TERM LODGING (300 SF - 5,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
 O - OFFICE (300 SF - 150,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)	 TSS - TEMPORARY SOUND STAGE (300 SF - 25,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
 W - WAREHOUSE (300 SF - 250,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)	 C - CLUBHOUSE (300 SF - 25,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
 P - PAVILION (300 SF - 10,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)	 SC - SECURITY & WELCOME CENTER (300 SF - 5,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
 PK - PARKING	 TREE GREATER THAN 26"



NOTES:

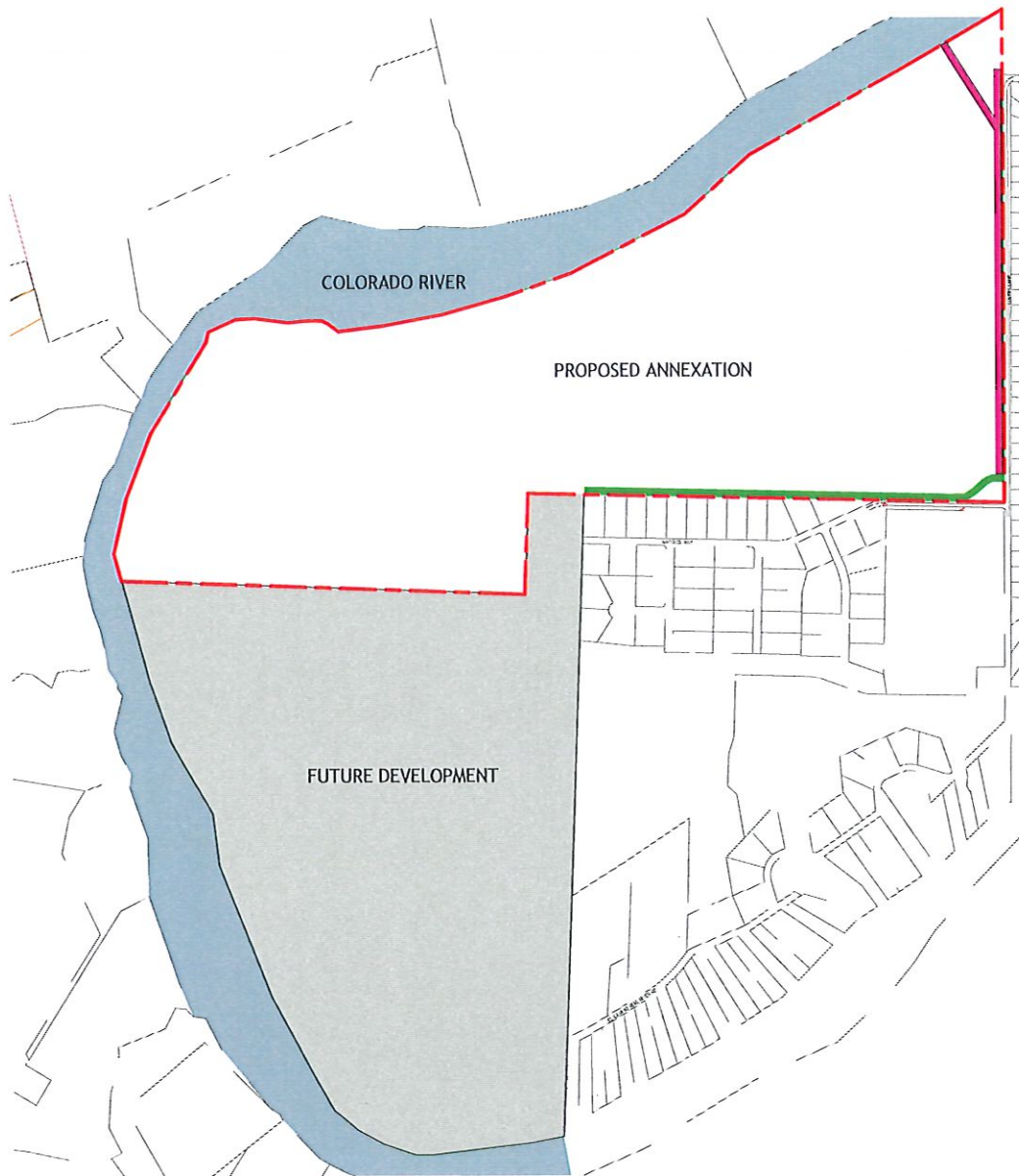
- FIRE LANES SHALL COMPLY WITH ALL APPLICABLE CITY CODES
- PARKING IS ALLOWED IN ALL LAYERS AND WILL BE PROVIDED PER APPLICABLE CODES
- THE BUILDINGS AND DRIVEWAYS SHOWN ARE CONCEPTUAL AND MUST BE RELOCATED TO REDUCE THE IMPACT ON TREES 26" AND GREATER



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LEGEND

- EXISTING EASEMENT
- NEW RIGHT OF WAY

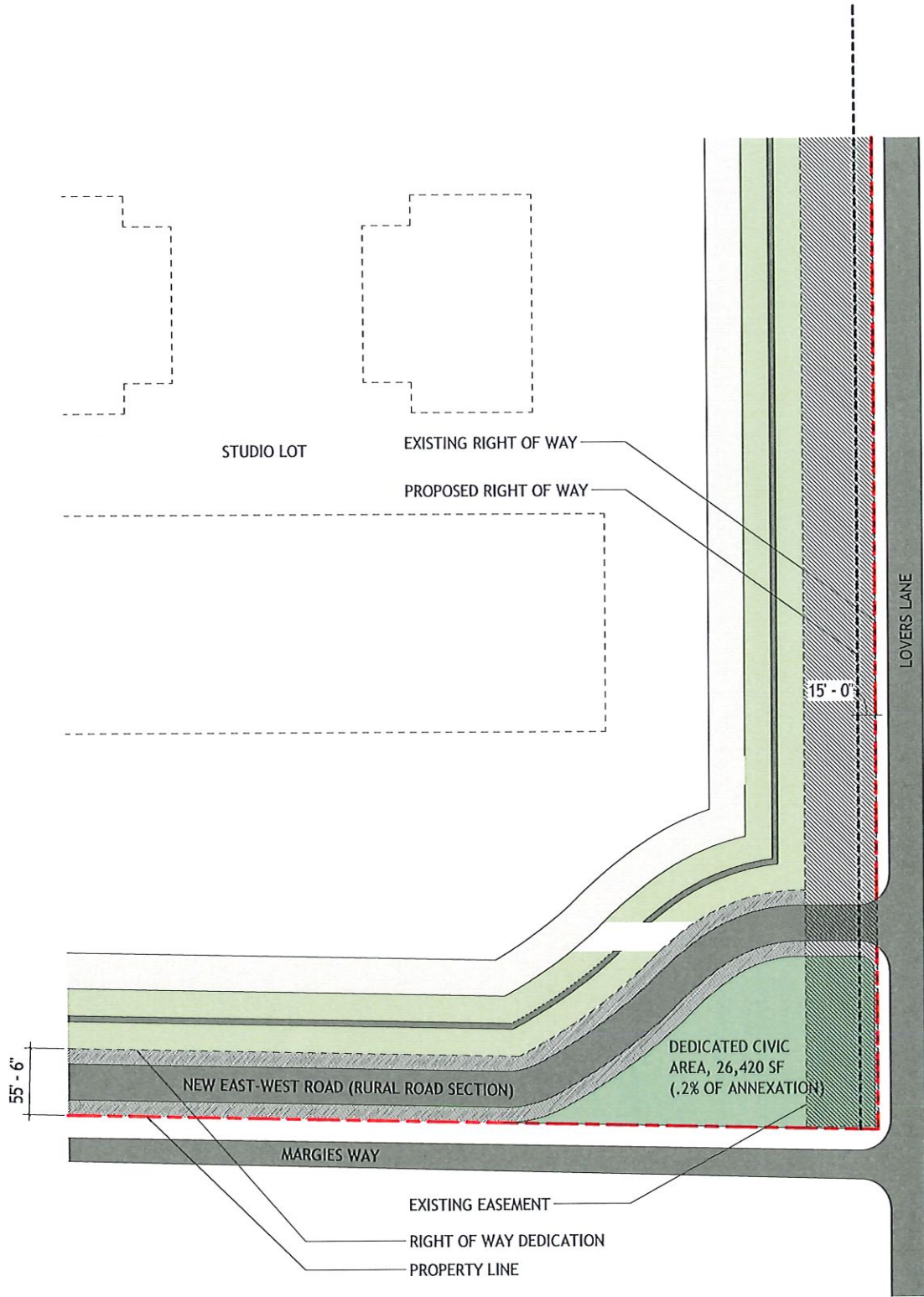


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Architecture
Interior Design
Planning



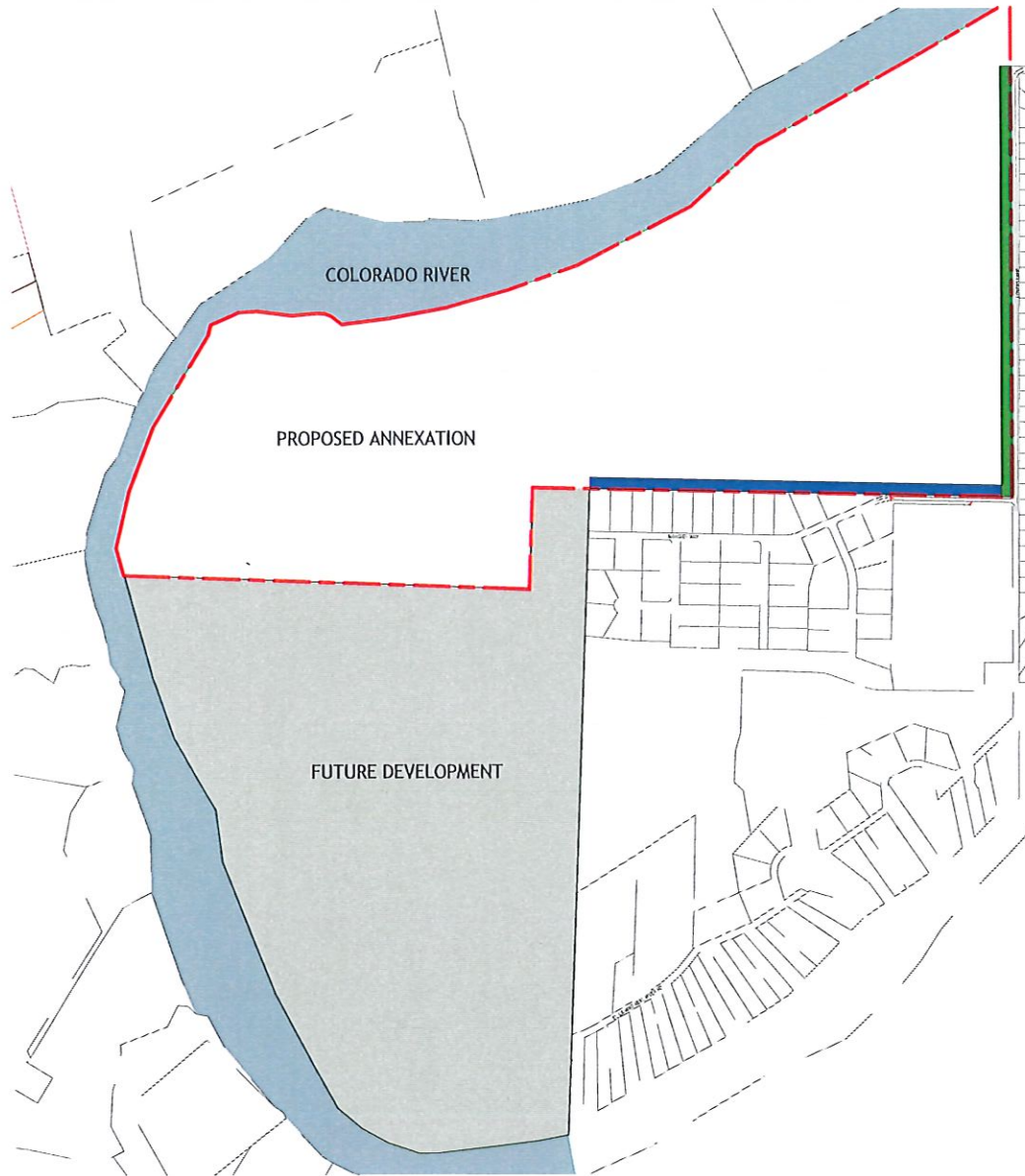


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LEGEND

-  LOVERS LANE
-  NEW EAST-WEST ROAD

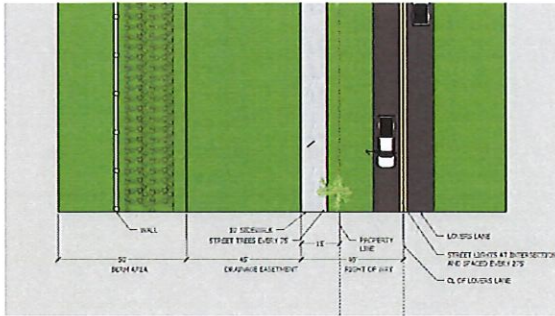


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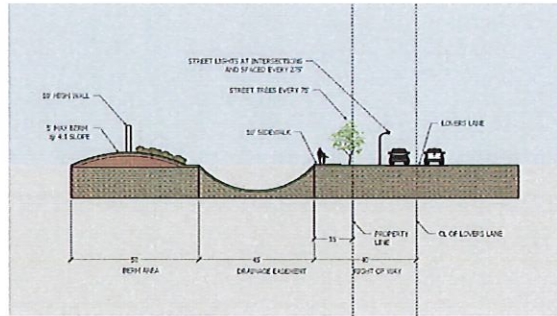


Architecture
Interior Design
Planning

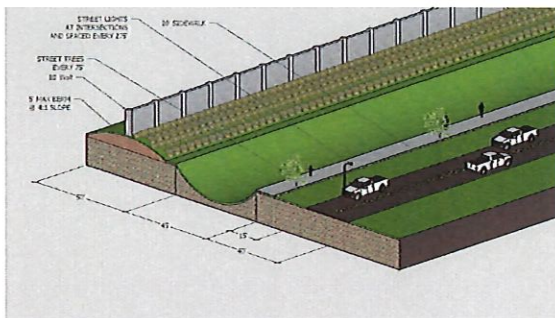




LOVERS LANE PLAN



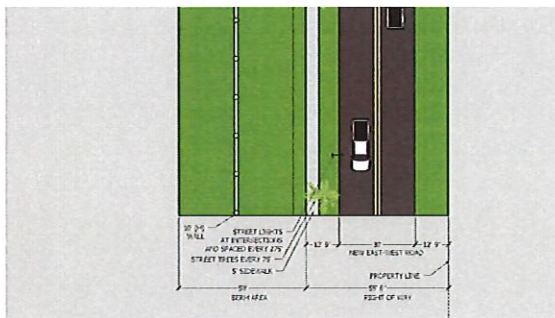
LOVERS LANE SECTION



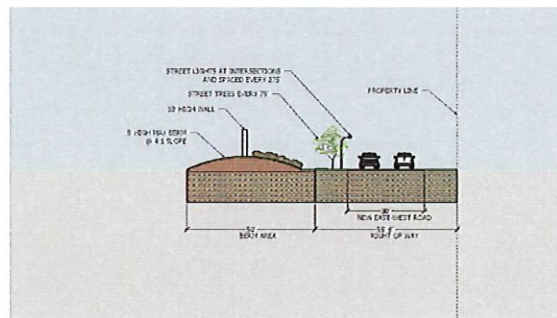
LOVERS LANE AXON



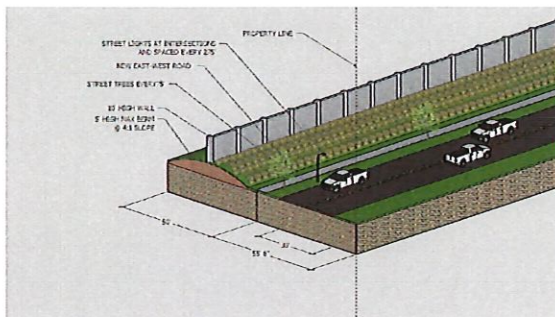
LOVERS LANE PERSPECTIVE



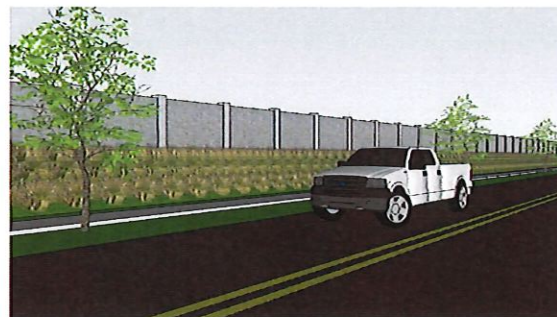
NEW EAST-WEST ROAD PLAN



NEW EAST-WEST ROAD SECTION



NEW EAST-WEST ROAD AXON



NEW EAST-WEST ROAD PERSPECTIVE

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