

Agenda Information Sheet:

Planning and Zoning Commission Meeting Date:

April 27, 2017

Public Notice Description:

Conditional Use Permit to allow a church administration building to be constructed at 1208 Water Street, situated on 0.44 acre tract, being a portion of Farm Lot 1, East of Main Street, an area zoned N, Neighborhood, within the city limits of Bastrop.

Item Summary:

Owner: First United Methodist Church
Agent Gene Moulden
Location: 1208 Water Street
Utilities: City water, sewer, and electric
Zoning: N, Neighborhood
Land Use Plan: Downtown Bastrop

Request:

Gene Moulden, the agent for the First United Methodist Church is requesting a Conditional Use Permit to allow the construction of a one story church administration building on the subject property, located at 1208 Water Street. Under the current zoning classification N, Neighborhood, any religious institution uses are only allowed with a Conditional Use Permit (CUP).

The agent is applying for a Conditional Use Permit (CUP) to allow for the construction of a new church administration building on the existing vacant lot.



Aerial Map of the lot area 0.44 acres

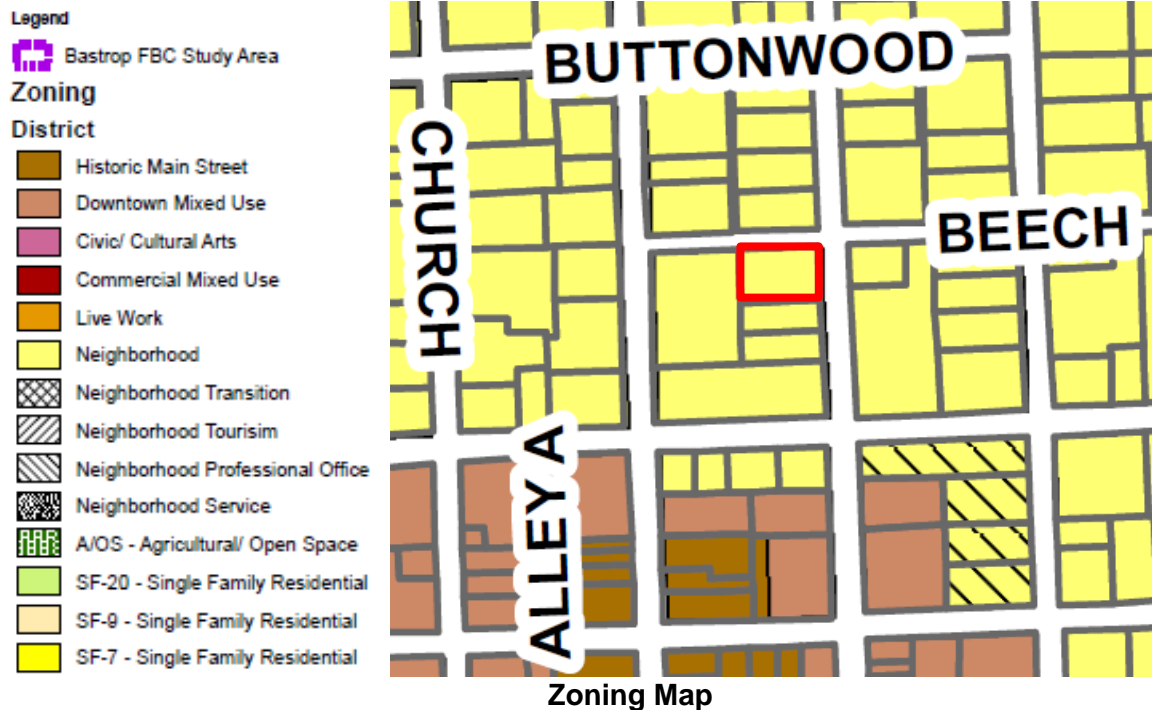
Description:

The subject property includes the vacant parcel located at the corner of Beech and Water Street, and the applicant would construct a new church administration building on the site.

The new church administration building meet all requirements as outlined in the Form Based Code, and Chapters 3 and 14 of the Code of Ordinances.

Surrounding current Zoning Land Uses:

Location	Zoning	Future Land Use Plan
North (Residential)	N, Neighborhood	Downtown Bastrop
South (Religious Institution/Residential/Commercial)	N-Neighborhood, HMS-Historic Main Street, DMU-Downtown Mixed Use	Downtown Bastrop, Public and Institutional
East (Residential/Religious Institution)	N, Neighborhood	Downtown Bastrop
West (Religious Institution/Residential)	N, Neighborhood	Downtown Bastrop



The church is proposing a 1,869 sq. ft. single story frame and brick veneer building facility that will house their administration staff of four to six people. Currently, the church has an adequate amount of off-street parking. The parking lot and alleyway parking located on the property is adjacent to this parcel. A Site Development Plan will need to be submitted and approved prior to building/construction.

Comments: Ten (10) adjacent property owner notifications were mailed 3/15/2017. Three public comments have been received, with two being in opposition and one having no objection to the requested CUP.

Staff Recommendations:

Staff recommends approval of the Conditional Use Permit to build the an administrative building at 1208 Water Street situated on an 0.44 acre tract, being a portion of Farm Lot 1, East of Main Street, an area currently zoned N, Neighborhood, within the city limits of Bastrop.

1. Construction shall be in conformance with the City of Bastrop regulations, and a Site Development Plan will be approved before development starts.
2. All necessary permits for the proposed development shall be acquired prior to construction of the church administration building on the subject property.
3. A Building Permit shall be applied for and secured within one (1) year from the date the Conditional Use Permit is granted (second reading of the ordinance).

City Contact:

Wesley Brandon, P.E., Director of Planning and Engineering
Planning and Development Department

Attachments:

Conceptual Site Plan, property owners' petitions, letter from applicant



First United Methodist Church
1201 Main Street
Bastrop, TX 78602

Office 512-321-2201
Email: admin@fumcbastrop.org
Website: fumcbastrop.org

To: Members of the Planning and Development Commission

Re: Conditional Use Permit application for Church Administration building

The First Methodist Church of Bastrop, propose to build a single story frame and brick veneer building containing 1869 square feet. The building materials will be compatible with the existing buildings that are on our property.

At present, there is no required paving of streets or alleyways. Any sidewalk construction on this property will be concrete and be contained on the property. The only ingress and egress to the property will be the alley with entrance on Farm street and exit to Beech street. When the lot is developed, the drainage of the property will be addressed during the site development process.

At present, we have adequate off-street parking, with one parking lot and alleyway parking. We also have street parking on Main and Farm street. There will be no screening or fencing planned for this project.

This building will be used as Administrative offices, with four to six people working there Monday thru Friday.

Respectfully Submitted,

First United Methodist Church Building Committee

Date Feb 13, 2017

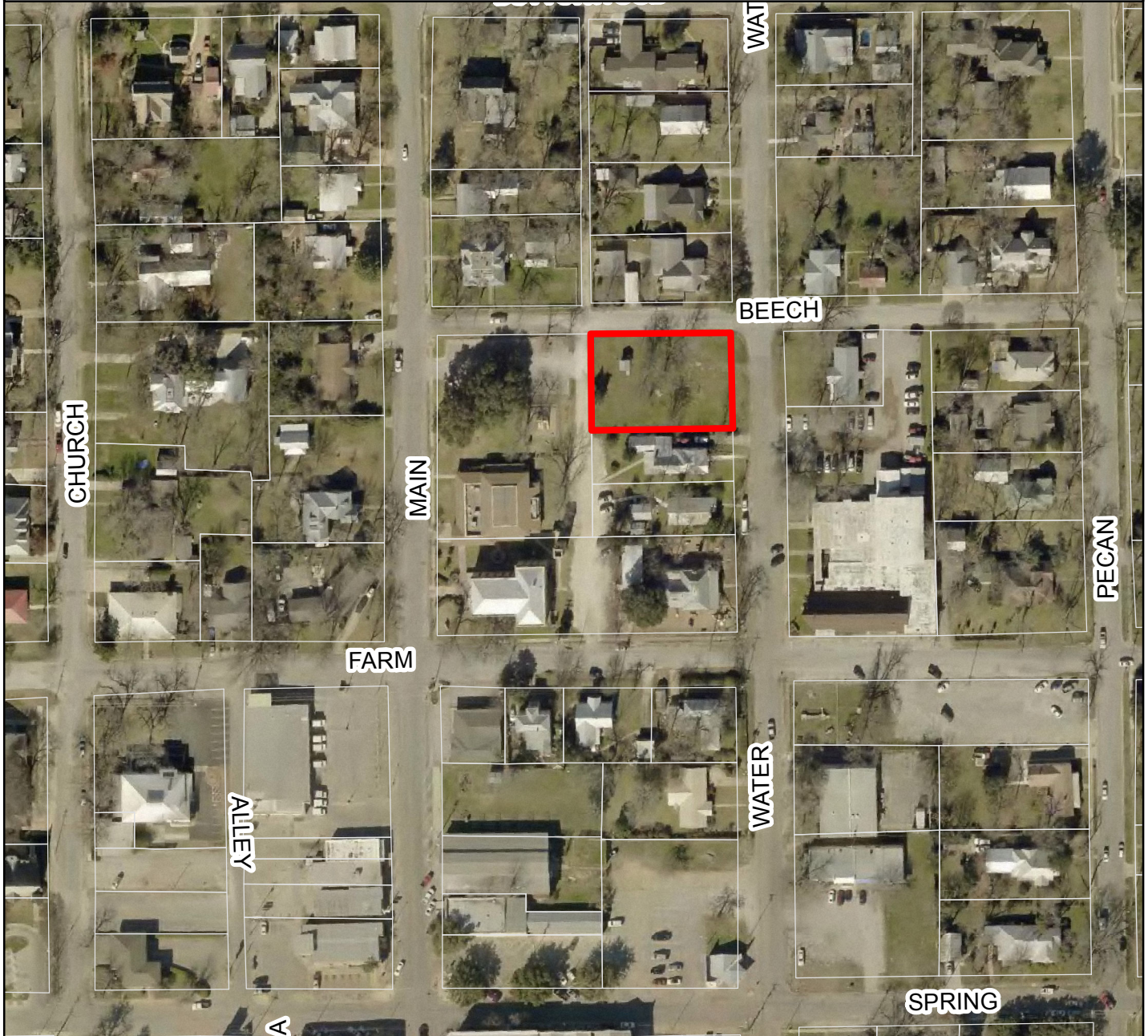
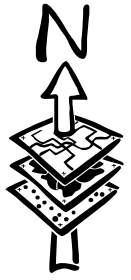
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FEB 13 2017

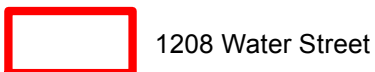
By 



Property Location Map for 1208 Water Street



Legend

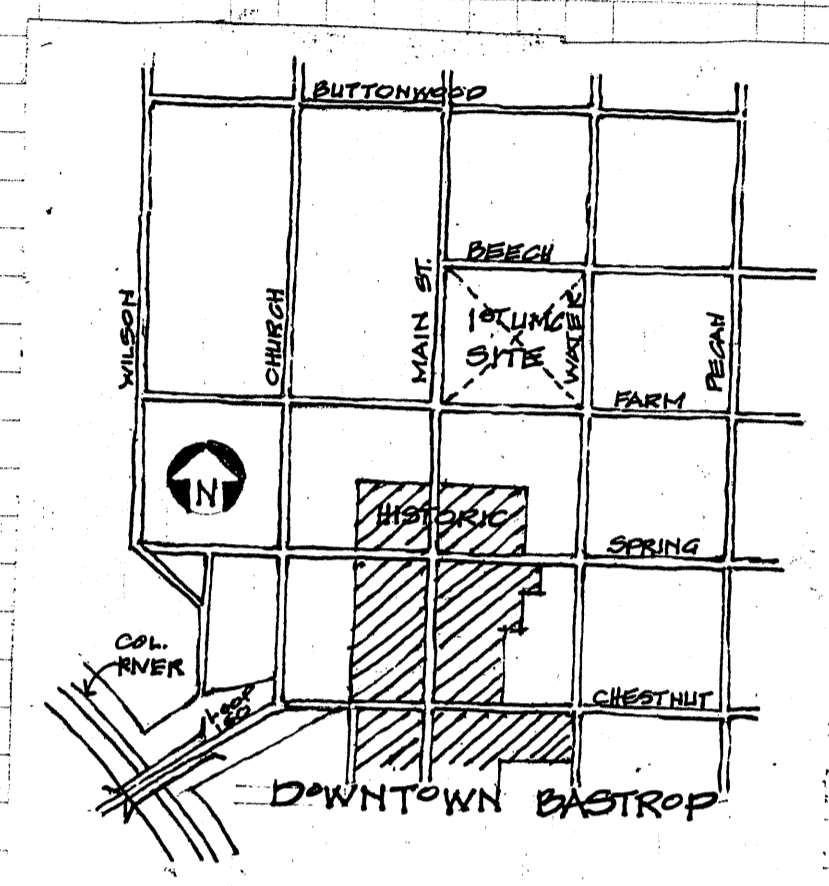


INDEX TO DRAWINGS:

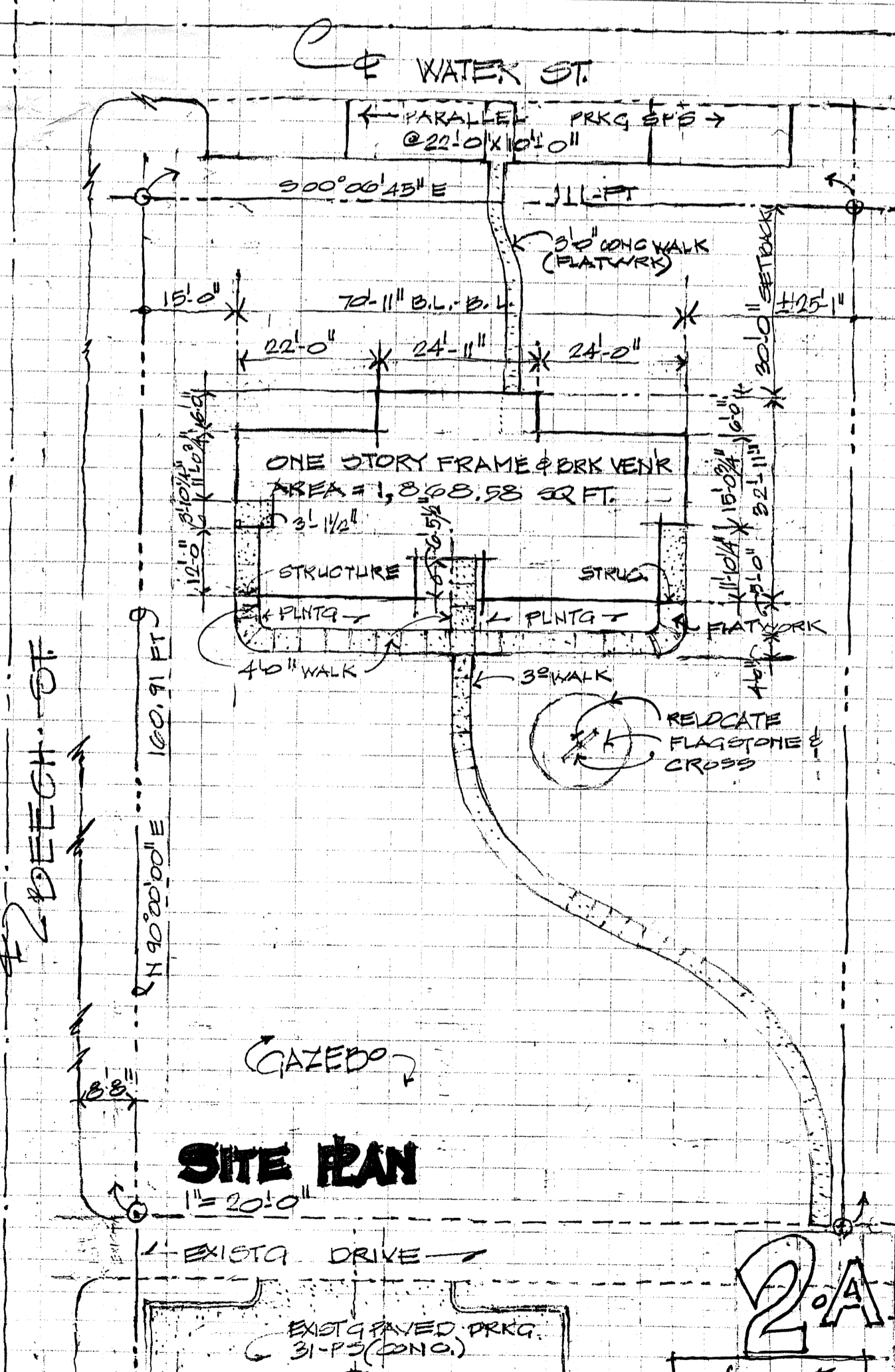
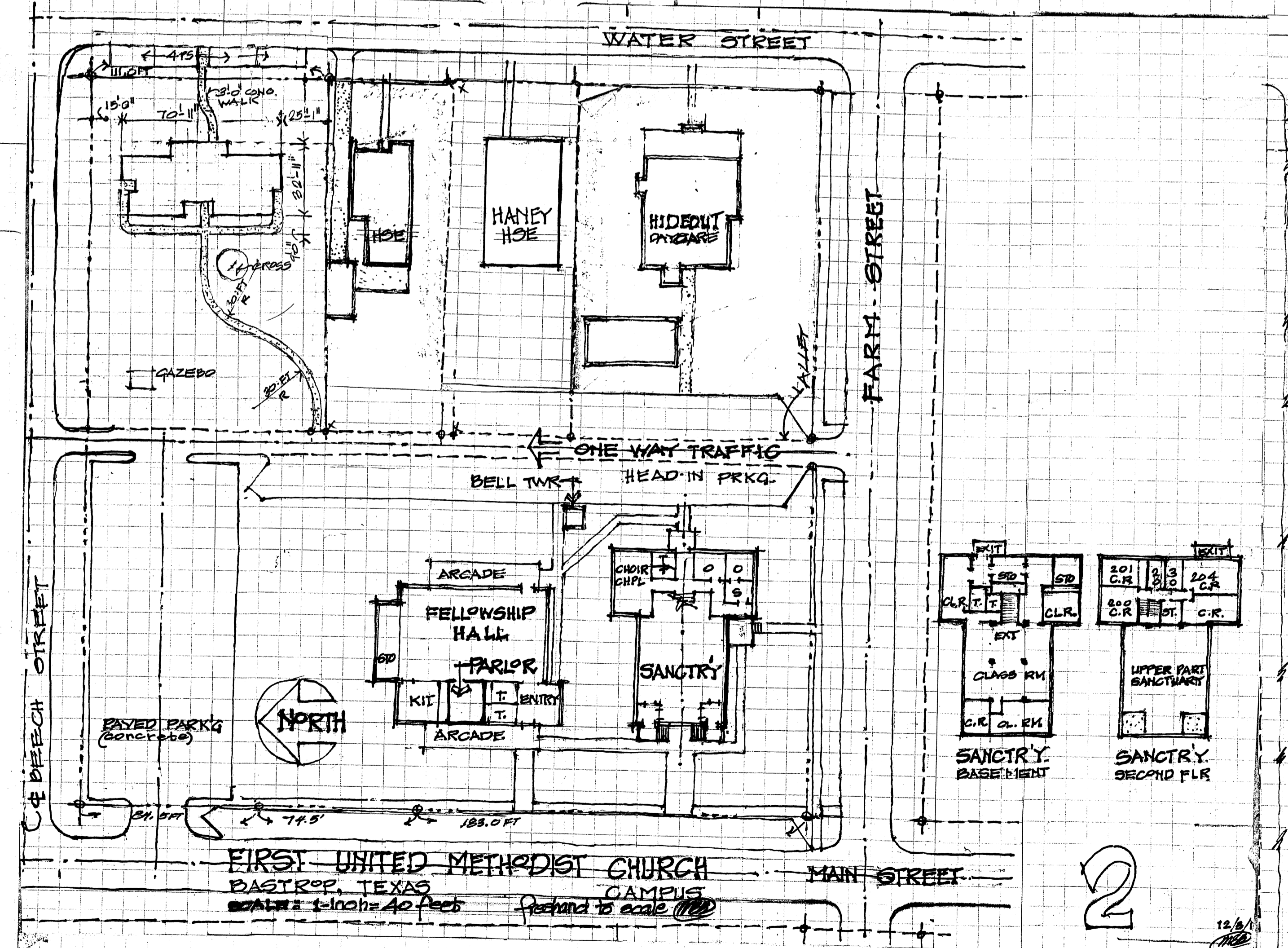
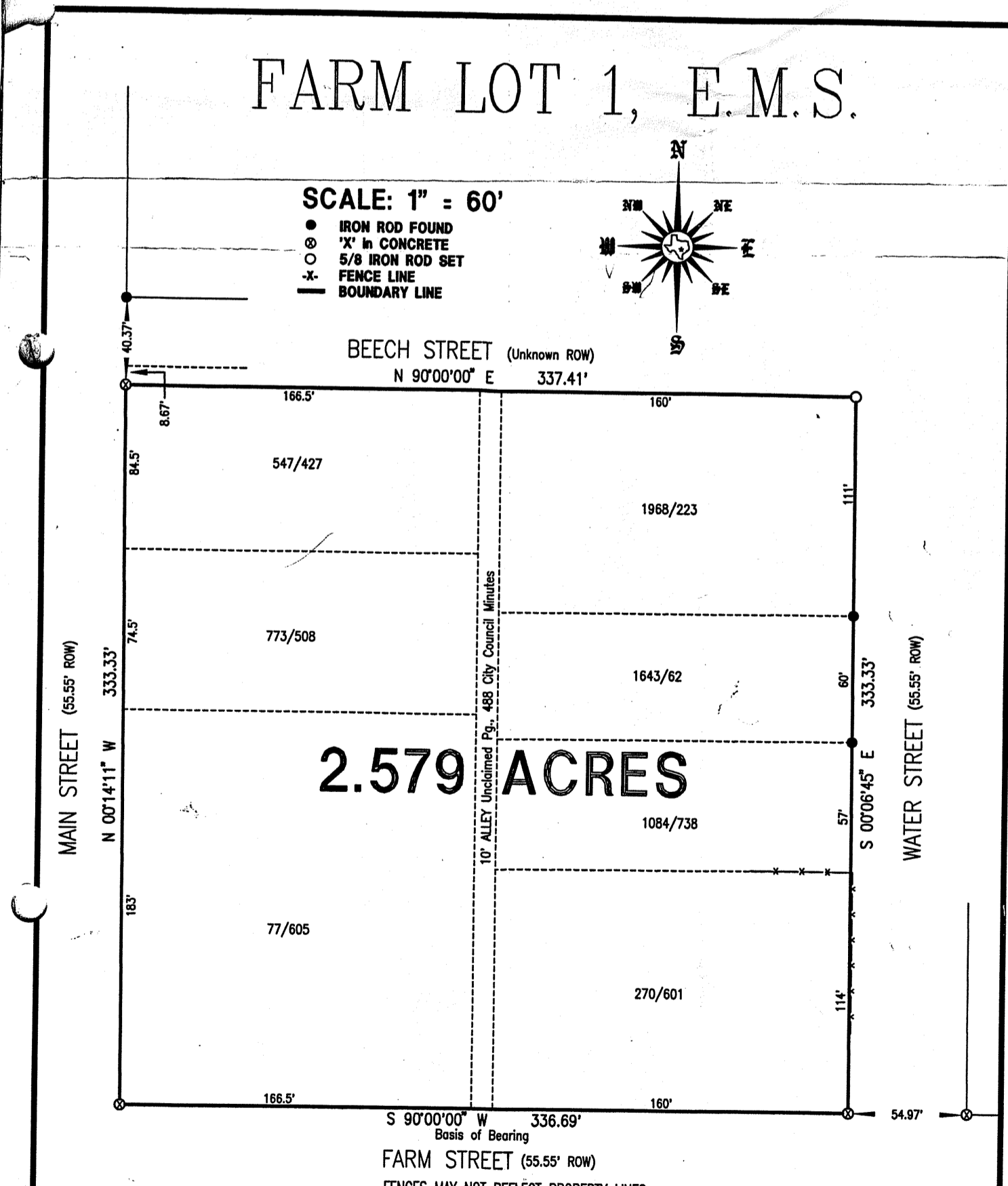
- SHT 1 } No 1 SITE SURVEY (1201 MAIN ST.) 1/400-inch ADDRESS: MAIN ST. & FARM ST.; WATER ST. TO EAST & BEECH ST. TO THE NORTH, BASTROP, TEX 78601
- No 2 1/40-inch SITE PLAN, CHURCH CAMPUS
- No 2-A 1/20-inch SITE PLAN
- SHT 4 } No 4B 1/8" FOUNDATION PLAN
- No 5A 1/8" FRAMING PLAN
- No 5B 1/8" FRAMING/OHTH'G PLAN
- No 5 1/4" FLOOR PLAN
- No 6 1/4" WEST ELEVATION
- No 6A 1/4" EAST ELEVATION
- SHT 2 } No 7 1/4" NORTH ELEV.
- No 8 1/4" SOUTH ELEV.
- No 6ALT 1/4" WEST ELEV.
- SHT 3 } No 6ALT 1/4" EAST ELEV.
- No 7ALT 1/4" NORTH ELEV.
- No 8ALT 1/4" SOUTH ELEV.

- SHT 4 } No 9A 1/4" TRANSVRS SECTN
- No 9B 1/4" TRANSVRS SECTN
- No 10 3/4" TYPICAL WALL SECTN
- No 11 1/2" WALL SECTN DETLS

ADMINISTRATION & EDUCATIONAL BUILDING



FIRST UNITED METHODIST CHURCH
BASTROP, TX



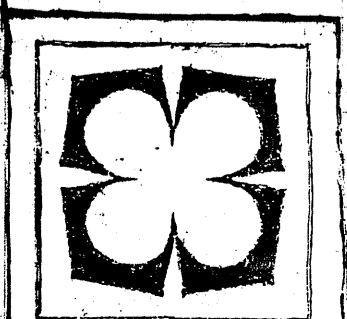
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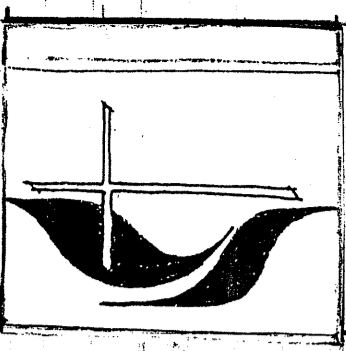
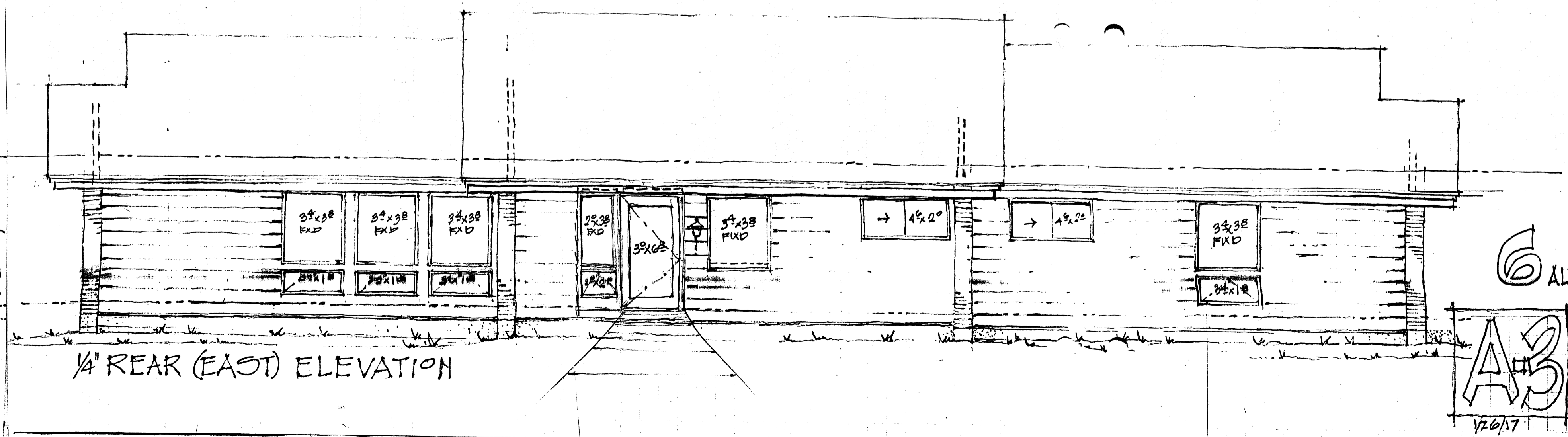
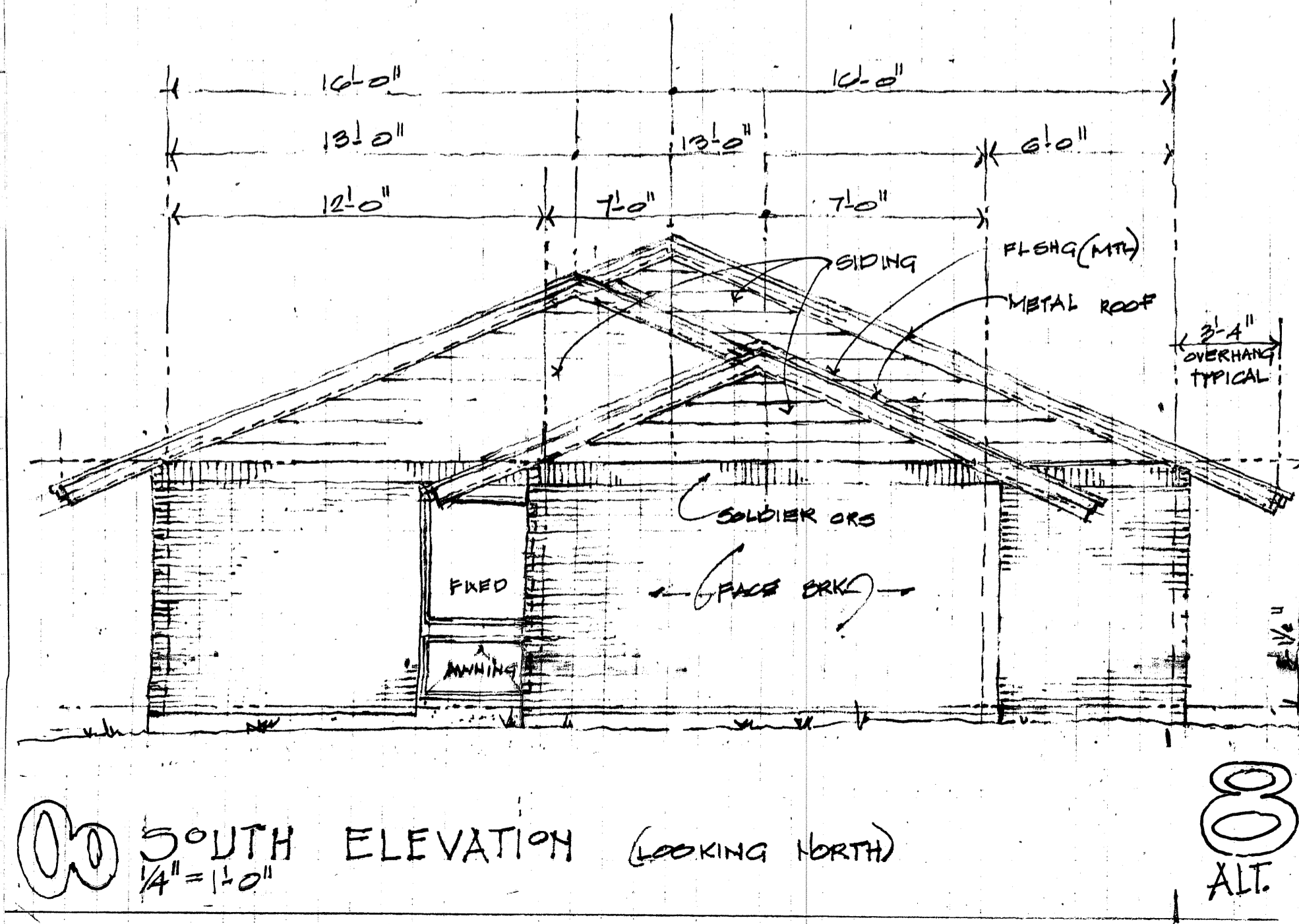
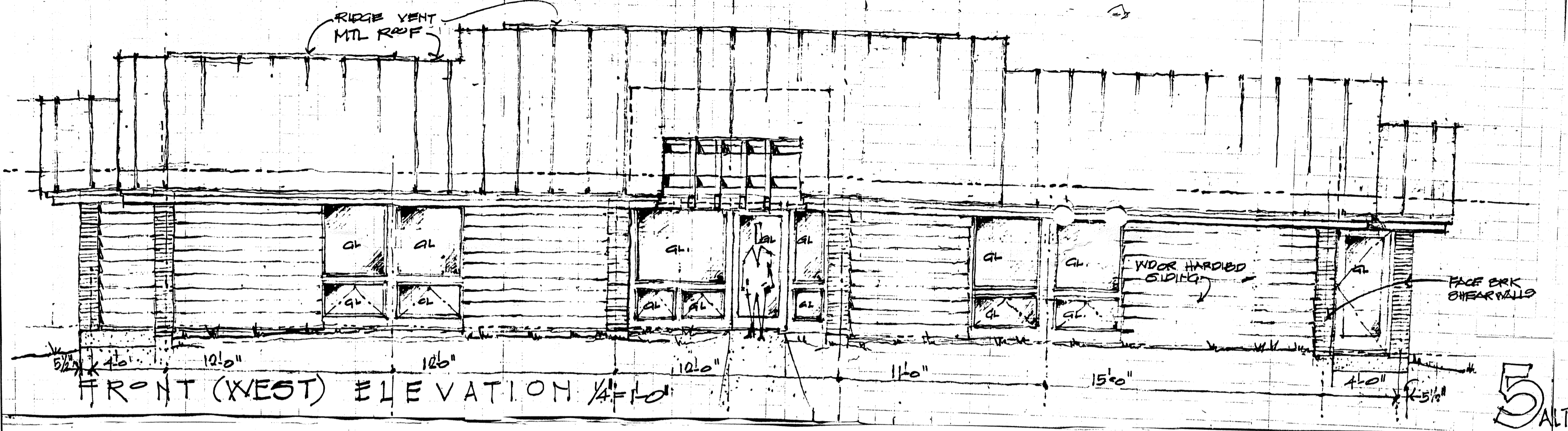
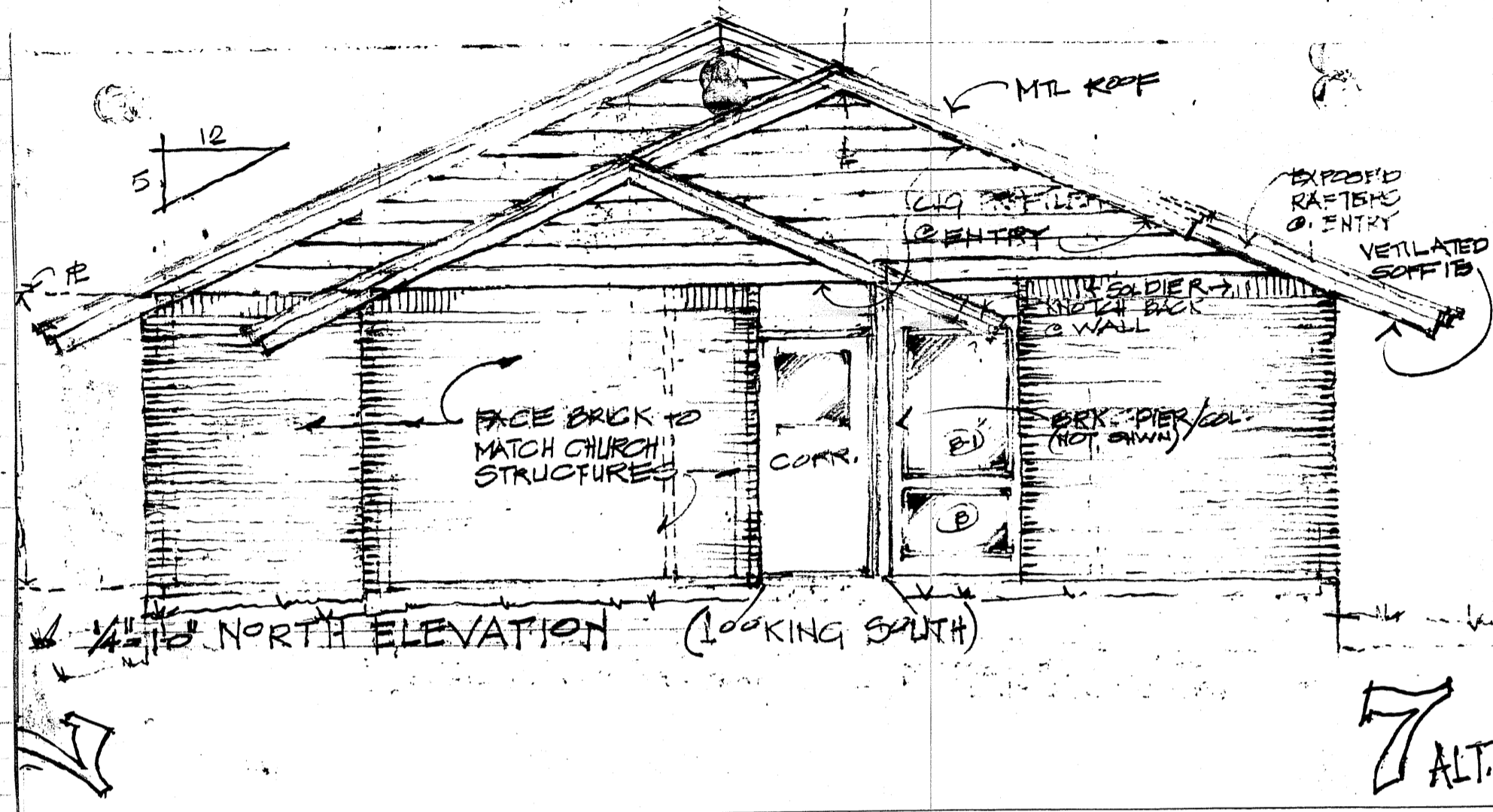
DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of a 2.579 ACRE TRACT being a PORTION of FARM LOT 1, EAST of MAIN STREET, recorded in PLAT CABINET 1, PAGE 23A, PLAT RECORDS of BASTROP COUNTY, TEXAS.

DALE L. OLSON
MICHAEL D. OLSON
REG. NO. 0753
REG. NO. 5386
DALE L. OLSON SURVEYING COMPANY
DATE: 03/21/16

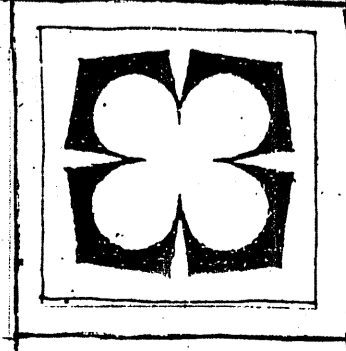
INDEX + SURVEY + SITE PLANS
FIRST UNITED METHODIST CHURCH
BASTROP, TEXAS





1/4" WEST (COURTYARD) ELEV.
ALTERNATE SIDING

1/4" REAR ELEV: ADMIN/ED BLDG.
1st UNITED METHODIST CHURCH
DALLAS, TEXAS 75202



7 ALT.

5 ALT.

8 ALT.

6 ALT.

A3
12/17

**NOTICE OF PUBLIC HEARINGS
PLANNING AND ZONING COMMISSION AND CITY COUNCIL**

Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, March 30, 2017 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, April 11, 2017 at 6:30 p.m.** and have a second reading **Tuesday, April 25, 2017 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** to consider a request for a Conditional Use Permit to allow a church administration building to be constructed at 1208 Water Street, situated on an +/-0.44 acre tract, being a portion of Farm Lot 1, East of Main Street, an area currently zoned N, Neighborhood, within the city limits of Bastrop.

Applicant: First United Methodist Church

Agent: Gene Moulden

Legal Description: +/-0.44 acre tract, being a portion of Farm Lot 1, East of Main Street

PLEASE SEE ATTACHED SITE LOCATION MAP AND 11X17 SITE PLAN

As a property owner within 200' of the above referenced property, you are being notified of the public hearings and invited to attend to express your opinion. Petitions and letters, either in support or opposition to this request, may be submitted to the Planning Department at 1311 Chestnut Street or mailed to P.O. Box 427, Bastrop, Texas 78602 (512) 332-8840 any time prior to the public hearings.

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PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: MARtha HARRIS
Property Address: 1304 WATER Phone (optional): 512.718.0058
Mailing Address: Same Email (optional): _____

Property Owner's Signature: Martha Harris

Comments: (Optional)

Be glad to discuss

Please provide reply to:

Planning and Development Department

City of Bastrop, P.O. Box 427, Bastrop, Texas 78602 or via fax (512) 332-8829

Re: Conditional Use Permit to allow a church administration building at 1208 Water St, notices mailed March 15, 2017

RECEIVED

MAR 28 2017

By Jen

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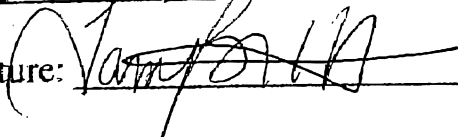
PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Tammy Boatright
 Property Address: 1303 Main St.
 Mailing Address: 1303 Main St.

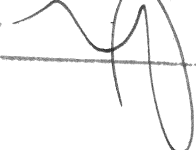
Phone (optional): 707.364.8866
 Email (optional): tammy@vingdirect.com

Property Owner's Signature: 
 Comments: (Optional)

Please provide reply to:
 Planning and Development Department
 City of Bastrop, P.O. Box 427, Bastrop, Texas 78602 or via fax (512) 332-8829
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RECEIVED

MAR 30 2017

By 

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PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Carolyn Ferguson

Property Address: 1306 Water St.

Mailing Address: P.O. Box 61, Bastrop,

Phone (optional): _____

Email (optional): _____

Property Owner's Signature: Carolyn E. Ferguson

Comments: (Optional)

Please provide reply to:
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RECEIVED

APR 03 2017

By [Signature]