

Agenda Information Sheet:

Planning and Zoning Commission Meeting Date:
CUP 17-01:

January 26, 2017
Agenda Item 5

Public Notice Description:

Consideration, discussion and possible action on a Conditional Use Permit (CUP) for Section 43.4 special height regulations to allow for a structure of three (3) stories, 44 feet, for use as the Hunters Crossing Apartments to be located on Home Depot Way, approximately 300' west of its intersection with FM 304, within the city limits of Bastrop, Texas, currently zoned Hx-MR in the Hunters Crossing Planned Development, being the equivalent of MF-2, Multi-Family-2, in the Code of Ordinances.

Item Summary:

Owner: Howard Schain
Applicant: Robert Reetz
Location: Located in the City Limits
Utilities: City water and sewer and Bluebonnet Electric
Zoning: Hx-MR – equivalent to MF2, Multiple Family-2
Land Use Plan: Transitional Residential

Lot area +/-11.328 acres (CUP for Height of buildings)



Background:

The +/-11.328 acre tract from Section 9A of the Hunters Crossing Planned Development, being all of that certain tract or parcel of land out of and a part of the Nancy Blakey Survey Abstract Number 98, is currently vacant. This tract will be combined to house the future Hunters Crossing Apartments. The proposed development is privately-funded, and will offer market-rate apartments. The property is currently zoned Hx-MR in the Hunters Crossing Planned Development, and under Section 301 – Hx-MR District it states the following:

The Hx-MR District (i.e. Sections 3E, 5B, 9A and 9B) can be developed using any one or two of the five (5) following districts, in any single section, in compliance with the City of Bastrop Code of Ordinances:

1. SF-7 (Chapter 14, Section 17) and SF-7 as amended by this PD (section 300.52)
2. 2F (Chapter 14, Section 18)
3. SFA (Chapter 14, Section 19)
4. MF-1 (Chapter 14, Section 20)
5. MF-2 (Chapter 14, Section 21)

The applicant will be utilizing the MF-2 zoning designation for the construction of this project. In accordance with Section 43.4 Code of Ordinance requirements, they are requesting a Conditional Use Permit (CUP) under the exception of 43.4B Special Height Regulations which allows the maximum height of a structure to increase above the maximum height (35 feet and or two and one half (2 ½ stories)) in the base zoning district, CUP and additional factors outlined in 43.4.B1.

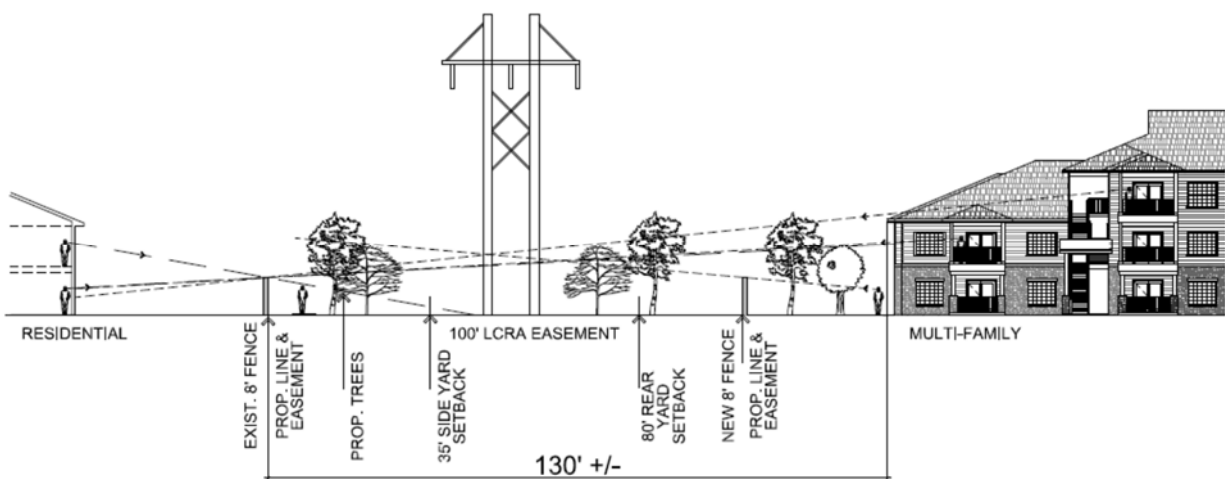
If the Conditional Use Permit (CUP) is approved the applicant will continue with the land development process, including filling a subdivision plat, site development and building permits to construct the 44 feet apartment buildings. City utility services are available, and any extensions that might be required as part of construction will be at the owner/applicants expense. The development of the site will be required to comply with all other city regulations related to land development.



(Conceptual Site Plan)



(Exterior Elevations)



(View Study)

Request:

Conditional Use Permit (CUP) in accordance with Section 43.4 B and Section 33 of the Zoning Ordinance, as requested by Robert Reetz, to exceed the height limits of the buildings where the height of the buildings must meet the maximum height of the zoning district, being multifamily building height regulations of 35 feet and/or two and one-half (2 ½) stories. The proposed building is 44 feet and contains three stories. The building will be required to have fire sprinkler systems.

The following are the code sections that apply to the proposed height exception/Conditional Use Permit (CUP).

43.4 SPECIAL HEIGHT REGULATIONS:

Section 43.4B

B. Increasing Maximum Height. *The maximum height of buildings and structures may be increased above the maximum height allowed in the base zoning district by conditional use permit, as provided in Section 33, Conditional Use Permits, for those buildings and structures located in non-residential districts, and those buildings and facilities occupied by a church, political subdivision, or utility company in any zoning district.*

- 1. In addition to the conditional use standards, the Planning and Zoning Commission and City Council shall consider, but not be limited to, the following factors when determining the maximum height:*

- a. *Preservation of views of landmark buildings, significant open spaces, vistas or water bodies.*
- b. *Access to light and air of surrounding properties.*
- c. *Shadowing of residential properties or significant public spaces.*
- d. *Height, bulk and scale relationships with surrounding uses and structures.*
 - i. *Type and amount of separation between surrounding uses and structures (e.g. separation by only a property line, by an alley or street, or by other physical features such as grade changes).*
 - ii. *Use of architectural style, details (such as roof lines or fenestration), color or materials that derive from the less intensive surrounding uses and structures.*
 - iii. *Creative use of landscaping or other screening*
 - iv. *Location of features on-site to facilitate transition, such as locating open space on the property edge so the building or structure is farther from lower intensity development.*
 - v. *Articulation of the building's facades vertically on horizontally in intervals that conform to existing structures or platting pattern.,*
 - vi. *Reducing the bulk of the building's upper floors.*
 - vii. *Limiting the length of, or otherwise modifying, facades.*
- e. *Treating topographic conditions in ways that minimize impacts on neighboring development, such as by using a rockery rather than a retaining wall to give a more human scale to a project, or stepping a project down a hillside.*
- f. *Relationship of windows, doors, exterior stairways, exterior balconies, sundecks, etc. with the privacy of neighbors.*

2. *Fire related standards:*

- a. *Fire flow is adequate.*
- b. *Buildings or structures over two (2) stories in height shall be in compliance with four (4) story fire code requirements for commercial fire suppression systems.*

33.2 CONDITIONAL USE PERMIT REGULATIONS:

- A. *In recommending that a Conditional Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In*

approving a requested CUP, the Planning and Zoning Commission and City Council may consider the following:

- 1. The use is harmonious and compatible with surrounding existing uses or proposed uses;*
 - 2. The activities requested by the applicant are normally associated with the permitted uses in the base district;*
 - 3. The nature of the use is reasonable;*
 - 4. Any negative impact on the surrounding area has been mitigated;*
 - 5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.*
- B. In granting a Conditional Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a Certificate of Occupancy may be issued by the Building Official for use of the building on such property pursuant to such Conditional Use Permit and such conditions precedent to the granting of the Certificate of Occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy.*
- C. No Conditional Use Permit shall be granted unless the applicant, owner and grantee of the Conditional Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Conditional Use Permit, as attached to the site plan drawing (or drawings) and reviewed by the Planning and Zoning Commission and approved by the City Council.*
- D. A building permit or Certificate of Occupancy shall be applied for and secured within one (1) year from the time of granting the Conditional Use Permit, provided however, that the City Council may authorize an extension. After one (1) year from the date of approval has elapsed, the Planning and Zoning Commission and City Council may review the site plan for compliance. If the site plan is determined to be invalid, the property owner(s) must submit a new or revised site plan for approval prior to any construction or application for building permit for the area designated for the Conditional Use Permit. A public hearing is required for consideration of the new site plan.*
- E. No building, premise, or land used under a Conditional Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amended Conditional Use Permit is granted for such enlargement, modification, structural alteration, or change.*
- Minor changes or alterations may be approved by the Director of Planning.*
- F. The Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any Conditional Use Permit.*

- G. *When the City Council authorizes granting of a Conditional Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditional and limited uses, and said amendment is to indicate the appropriate zoning district for the approved use and prefixed by a "C" designation.*

Description:

The property is proposed for the Hunters Crossing Apartments, the proposed development is privately-funded, and will offer market-rate apartments and will have a total of 182 apartment units, ranging from one to three bedrooms. The property will fill in the vacant property next to Hunters Crossing Retail Center (east), Hunters Crossing residential subdivision (south) and Hunters Crossing commercial development (north). The proposed buildings will range from 2 to 3 stories in height, up to a maximum height of 44 feet tall. This exceeds the height limitation by 7 feet. This property must also go through the Site Development Process. (Exhibits are attached)

CUP Criteria:

Based on City Staff's review and understanding of the project, the proposed multi-family development is a harmonious and compatible transition between the Hunters Crossing residential subdivision and Hunters Crossing commercial development, and also has a compatible height, bulk and scale relationship with surrounding uses and structures. The proposed buildings would exceed the current height restrictions by approximately 9 feet allowed in this base zoning.

"City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration (Section 33.2A)"

1. *The use is harmonious and compatible with surrounding existing uses or proposed uses;*
2. *The activities requested by the applicant are normally associated with the permitted uses in the base district;*
3. *The nature of the use is reasonable;*
4. *Any negative impact on the surrounding area has been mitigated;*
5. *That any additional conditions specified ensure that the intent of the district purposes are being upheld.*

Special Considerations: The adjacent regional stormwater management system within the Hunters Crossing subdivision has been designed and built to accommodate storm-water runoff from the proposed development. All subsequent design plans must incorporate the drainage criteria according to the approved drainage study for Hunters Crossing. Additional reports and information regarding factors such as traffic impacts may also be required.

Financial Impact: None.

Comments: Twenty nine (29) adjacent property owner notifications were mailed on January 9, 2017 as well as public notification published in the local newspaper on January 12, 2017. At the time of this report, twenty-three (20) notifications have been received indicating two (2) in favor and twenty (17) opposed the CUP request. One notification provided no opinion.

Staff Recommendation:

Staff has no objection to the Commission's approval of the Conditional Use Permit (CUP) to Section 43.4 Special Height Regulations for structures to increase maximum height buildings to allow the proposed 44 feet/3 story tall proposed Hunters Crossing apartments within the MF-2, Multi Family-2 district where two and one half (2 ½) stories or 35 feet is allowed. The proposed

height is a compatible transition between the existing adjacent commercial and single family residential areas, and would meet the intent of the CUP requirements.

City Contact:

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

Attachments:

Letter from property owner, surrounding property owner responses, multiple exhibits both pictorial and surveyed.



SCALE: 1" = 100'

LEGEND

- ⊙ UTILITY POLE
- GUY WIRE
- ☐ MAILBOX
- ⊞ ELECTRIC METER
- ⊞ WATER METER
- ⊞ GAS METER
- ⊞ TELEPHONE PEDESTAL
- ⊞ CABLE TV PEDESTAL
- ⊞ SEWER MANHOLE
- WOOD FENCE
- X — WIRE FENCE
- CHAINLINK FENCE
- OHT — OVERHEAD ELECTRIC
- CATV — OVERHEAD CABLE TV
- ⊙ FOUND "X" IN CONCRETE
- ⊙ 1/2" REBAR FOUND
- ⊙ 1/2" REBAR SET
- POB POINT OF BEGINNING
- ⊞ FIRE HYDRANT

NOTES

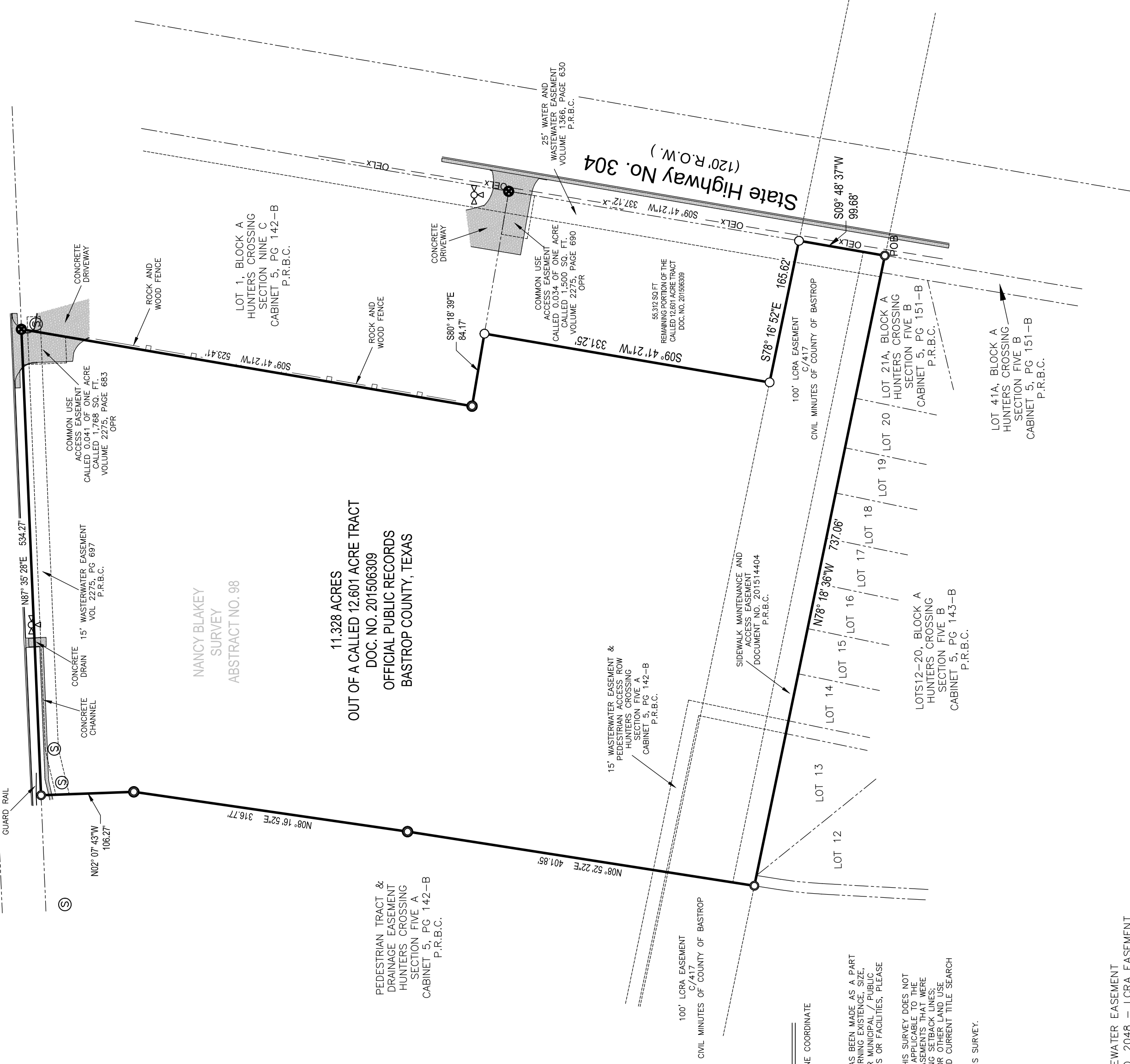
1. BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (96).
2. FIELD SURVEY COMPLETED 01-03-2017.
3. ONLY APPARENT UTILITIES WERE LOCATED, AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, OR CHARACTER OF UTILITIES. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE SHOWN ON THE SURVEY; UNRECORDED EASEMENTS; UNRECORDED RIGHTS; UNRECORDED RESTRICTIVE COVENANTS; SUBMISSION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. A FIELD NOTE DESCRIPTION WITH SAME DATE ACCOMPANIES THIS SURVEY.

REFERENCES:

- DOCUMENT NO. 201506311 O.P.R. — RESTRICTIONS
 VOL 1366, PG 630 O.P.R. — 25' WATER AND WASTEWATER EASEMENT
 C/417 CIVIL MINUTES OF BASTROP COURT CASE NO. 2048 — LCRA EASEMENT
 VOL 2275, PG. 683 O.P.R. — PRIVATE COMMON USE ACCESS EASEMENT AND RIGHT-OF-WAY
 VOL 2275, PG. 680 O.P.R. — PRIVATE COMMON USE ACCESS EASEMENT AND RIGHT-OF-WAY
 VOL 2275, PG. 697 O.P.R. — 15' WASTE WATER EASEMENT
 DOCUMENT NO. 201514404 O.P.R. — 25' SIDEWALK MAINTENANCE AND ACCESS EASEMENT
 VOL 1159, PG. 195 O.P.R. — AGREEMENT REGARDING THE FINAL PLAN FOR SECTION ONE OF HUNTERS CROSSING
 VOL 1179, PG. 262 O.P.R. — AMENDED AGREEMENT REGARDING THE FINAL PLAN FOR SECTION ONE OF HUNTERS CROSSING
 VOL 1353, PG. 640 O.P.R. — DEVELOPMENT AGREEMENT FOR HUNTERS CROSSING OFF SITE UTILITY IMPROVEMENTS
 VOL 1405, PG. 572 O.P.R. — ORDINANCE NO. 2003-35
 VOL 1438, PG. 618 O.P.R. — ANNEXATION ORDINANCE NO. 2004-5

M.D.S. LAND SURVEYING CO., INC.
 8 SPENCER ROAD
 BOERNE, TEXAS 78006
 PHONE: (830) 816-1818
 TBPLS FIRM NO. 10019600

Home Depot Way
(50' R.O.W.)



ALTA / ACSM LAND TITLE SURVEY

PLAT SHOWING: a 11.328 acre tract, being all of that certain tract or parcel of land out of and a part of the Nancy Blakey Survey Abstract Number 98, situated in Bastrop County, Texas, said 11.328 acre tract being out of the remaining portion of a called 283.001 Acre tract of land conveyed by Warranty Deed to Forestar (USA) Real Estate Group, Inc., recorded in Volume 1113, Page 870 of the Official Public Records of Bastrop County, Texas, and a portion of that certain 12.601 acre tract conveyed to Howard Schain, recorded in Document No. 201506309, Official Public Records of Bastrop County, Texas.

FIELD NOTES FOR A 11.328 ACRE TRACT

BEING a 11.328 acre tract, being all of that certain tract or parcel of land out of and a part of the Nancy Blakey Survey Abstract Number 98, situated in Bastrop County, Texas, said 11.328 acre tract being out of the remaining portion of a called 283.001 Acre tract of land conveyed by Warranty Deed to Forestar (USA) Real Estate Group, Inc., recorded in Volume 1113, Page 870 of the Official Public Records of Bastrop County, Texas, and a portion of that certain 12.601 acre tract conveyed to Howard Schain, recorded in Document No. 201506309, Official Public Records of Bastrop County, Texas, said 11.328 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod capped found in the west right-of-way line of State Highway 304 (120 Right-of-Way) at a southeastern corner of the remaining portion of the called 283.001 acre tract, the southeast corner of the herein described tract, said point also being the northeast corner of Lot 41, Block A, a Resubdivision of Lots 21-33, Block A, Hunters Crossing Section Five 5 B, recorded in Cabinet 5, Page 151-B, Plat Records of Bastrop County, Texas;

THENCE, N 78° 18' 36" W, with the north boundary line of said resubdivision of Lots 41A, and 21A, Block A, Hunters Crossing Section Five 5 B, the north boundary line of Lots 20-13, Hunters Crossing Section Five 5 B, recorded in Cabinet 5, page 143-B, Plat Records of Bastrop County, Texas, the south boundary line of the remaining portion of the called 283.001 acre tract, a distance of 737.06' to a 3/4" iron rod capped found in the south boundary line of the remaining portion of the called 283.001 acre tract, the northwest corner of Hunters Crossing Section Five 5, for the southwest corner of the herein described tract;

THENCE, leaving said common boundary line and crossing said remainder of 283.001 Acre tract the following courses and distances:

1. North 08° 52' 22" East, 401.85' to a 3/4" iron rod capped found,
2. North 08° 16' 52" East, 316.77' to a 3/4" iron rod capped found, and
3. North 02° 07' 43" West, 106.27' to a 3/4" iron rod found in a northern line of the remaining portion of the called 283.001 Acre tract, the south right-of-way line of Home Depot Way (50 foot Right-of-Way);

THENCE, North 87° 35' 28" East, with a north boundary line of the remaining portion of the called 283.001 acre tract, the south right-of-way line of Home Depot Way, a distance of 534.27' to an "X" found in concrete, for a northern corner of the remaining portion of the called 283.001 Acre tract, also being the northwest corner of Lot 1, Block A, Hunters Crossing Section Nine C, a subdivision recorded in Cabinet 5, Page 142B, Plat Records of Bastrop County, Texas, for the northern northeast corner of the herein described tract;

THENCE, with the east and north boundary lines of the remaining portion of the called 283.001 acre tract, the west and south boundary lines of Lot 1, Block A, Hunters Crossing Section Nine C, the following courses and distances:

1. South 09° 41' 21" West, 523.41' to a 3/4" iron rod with "MDS" cap set for interior corner,
2. South 80° 18' 39" East, 84.17' to a 3/4" iron rod with "MDS" cap set for corner;

THENCE, departing the north boundary line of the remaining portion of the called 283.001 acre tract, the south boundary line of Lot 1, Block A, Hunters Crossing Section Nine C, with the east and north boundary lines of the herein described tract, severing the called 12.601 acre tract, the following courses and distances:

1. South 09° 41' 21" West, 331.25' to a 3/4" iron rod with "MDS" cap set for interior corner,
2. South 78° 16' 52" East, 165.62' to a 3/4" iron rod with "MDS" cap set for corner in the west right-of-way line of State Highway No. 304;

THENCE, South 90° 48' 37" West, with the east boundary line of the remaining portion of the called 12.601 acre tract and the west right-of-way line of State Highway No. 304, a distance of 99.68' to the Point of Beginning and containing 11.328 acres of land.

SURVEY CERTIFICATION

To: U.S. Department of Housing and Urban Development, Howard Schain, Mason Joseph Company, INC., and Surety Title, its successors and assigns.

This plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established by ALTA and ACSM and NPS in 2011 and amended in 2013, and the survey was prepared in accordance with the standards set forth in the ALTA/ACSM Survey Manual, 10th Edition, as amended, and was prepared pursuant to the accuracy standards as adopted by ALTA and ACSM.

This survey, which was prepared by a field survey actually made, on the ground under my supervision pursuant to the record description, is true, correct, and accurate. I have examined the original field notes and the areas of the subject property and as to the other matters shown hereon, it shows the location of all improvements, right-of-way, easements and other matters known to me affecting the subject property.

Except as shown on the survey, there are no visible easements or rights-of-way of which the undersigned has been advised.

The location of each easement, right-of-way, servitude, and other matters affecting the subject property and filed in this insurance commitment No. 201514404, is shown on the survey. The survey is subject to the subject property has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment.

Except as shown on the survey, there are no building set-back requirements known to me and no building set-back requirements issued to me by the owner or title company.

The zoning designation for this tract is R2 - mixed residential.

The subject property does have access to and from a dedicated public street. Except as shown hereon, the subject property does not serve any adjoining property for drainage, utilities, structural support, or ingress/egress.

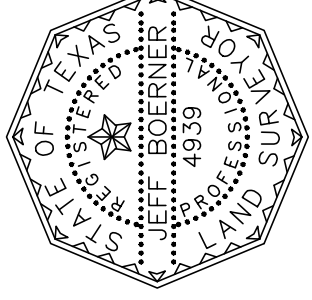
The record description of the subject property forms a mathematically closed figure.

No portion of the property shown on the survey lies within a Special Flood Hazard Area as described on the Flood Insurance Rate Map # 48021C0355E.

Date Surveyed: 01-03-2017

Date this 03rd of January, 2017

Signature: Jeff Boerner
Registered Professional Land Surveyor No. 4939



THIS IS A PRELIMINARY DOCUMENT FOR REVIEW ONLY AND SHALL NOT BE RECORDED FOR ANY PURPOSE. PREPARED BY JEFF BOERNER, R.P.L.S. NO. 4939 ON JANUARY 4TH, 2016.



11.30.16

Hunters Crossing Apartments

Split 2/3 Story Example Images

Hwy 304 & Home Depot Way
Bastrop, Texas

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.

IN REGARDS TO THE REFERENCED PROPERTY OF +/- 11.328 ACRE TRACT.

Property Owner Name: DALTON ELLIOTT 5227
 Property Address: 307 BIRD DOG BEND - 78602 Phone (optional): 512-567-~~5227~~
 Mailing Address: 118 LUMBERSACK CT. Email (optional): _____
BASTROP, TX. 78602

Property Owner's Signature: Dalton Elliott

Comments: (Optional)
CONCERNED ABOUT AN INCREASE OF CRIME IN THE HUNTERS CROSSING NEIGHBORHOOD.
LOWERING PROPERTY VALUES AND UNREGULATED USE + VIOLATIONS OF CURRENT AMMENITIES.

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

JAN 17 2017

By JE

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.

RECEIVED

JAN 17 2017

Property Owner Name: BSR Properties I By JE
 Property Address: 202 CALIBER COVE Phone (optional): _____
 Mailing Address: P.O. Box 522 Email (optional): KTurner@
FULLSHEAR, TX 77441 BSRproperties
Info

Property Owner's Signature: [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
 Re: Conditional Use Permit for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

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.

JAN 18 2017

By JL

Property Owner Name: Jodie & Bill Rhodes Rod
 Property Address: 109 Eisenback Ranch Phone (optional): (512) 629-3406
 Mailing Address: P.O. Box 1326 Email (optional): call DO NOT email unless you call first
 Property Owner's Signature: Jodie Rhodes jodierhodes01@gmail.com
 Comments: (Optional)

Too busy and would cause more accidents on 304.
Just got. No. Please

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

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.

JAN 19 2017

By JL

Property Owner Name: Rachael Youngblood
 Property Address: 311 Grutsch Dr. Phone (optional): 512-560-6275
 Mailing Address: same Email (optional): rachannel976@yahoo.com
 Property Owner's Signature: Rachael
 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
 Re: Conditional Use Permit for height variance to allow 3 stories, notices mailed January 9, 2017.

* I am opposed to the ENTIRE project. I live further back in the neighborhood, but a project like this affects the whole neighborhood AND our property values.

✂

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.

RECEIVED

JAN 17 2017

By JZ

Property Owner Name: Ben & Heather Coleman

Property Address: 201 Massberg Ln

Mailing Address: Bastrop TX 78602

Phone (optional): _____

Email (optional): _____

Property Owner's Signature: [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

Re: Conditional Use Permit for height variance to allow 3 stories, notices mailed January 9, 2017.

✂

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.

RECEIVED

JAN 19 2017

By JZ

Property Owner Name: Shuen Zhao

Property Address: 201 N. Hunting Lodge Ln

Mailing Address: Bastrop, TX 78602

Phone (optional): _____

Email (optional): _____

Property Owner's Signature: [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

Re: Conditional Use Permit for height variance to allow 3 stories, notices mailed January 9, 2017.

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.

I oppose the entire project - as most people do in the neighborhood of Hunters Crossing

Property Owner Name: Michelle Dodson

Property Address: 110 Outfitter Drive

Phone (optional): 629-6100

Mailing Address: _____

Email (optional): _____

Property Owner's Signature: *Michelle Dodson*

Comments: (Optional)

This affects the entire neighborhood not just those who reside within 200'

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

JAN 17 2017

By *JR*

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.

RECEIVED

JAN 17 2017

By *JR*

Property Owner Name: Shari Haywood

Property Address: 202 Pheasant Trl.

Phone (optional): _____

Mailing Address: 202 Pheasant Trl.

Email (optional): _____

Bastrop TX 78602

Property Owner's Signature: *Shari Haywood*

Comments: (Optional)

Talk to me! Why should I pay higher HOA fees for this!! Already I can not get anyone to call me!

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

512-923-6795

x

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.

RECEIVED

JAN 19 2017

By JE

Property Owner Name: Cindy Meyer
 Property Address: 106 Thompson Trail, Bastrop Phone (optional): 512-468-2741 wk
 Mailing Address: 205 Margies Way, Bastrop Email (optional): cindy-meyer@twc.com

Property Owner's Signature: Cindy Meyer

Comments: (Optional)
My husband and I are against this complex due to traffic concerns.
Additionally, a 3 story building in Bastrop will be the beginning of
making our town half small town, half big city. We have seen
Planning and Development Department this happen elsewhere and the towns end up ugly
City of Bastrop, P.O. Box 427, Bastrop, Texas 78602 or via fax (512) 332-8829 with no sense of identity.
 Re: Conditional Use Permit for height variance to allow 3 stories, notices mailed January 9, 2017.

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

Dear Property Owner:

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Applicant: Howard Schain

Agent: Robert Reetz

Legal Description: +/-11.328 acre tract, being all of that certain tract or parcel of land out of and a part of the Nancy Blakey Survey Abstract Number 98

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✂
✂

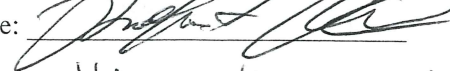
PROPERTY OWNER'S RESPONSE

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: Rodolfo
Property Address: 115 Steel Shot Court
Mailing Address: Same

Phone (optional): 512-656-8332
Email (optional): orellano-rt@yahoo.com

Property Owner's Signature: 
Comments: (Optional)

I oppose this entire project. This will negatively impact my property value. It will also impose my view and cause an increase in crime. I will sign the petition to stop this project.

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

JAN 19 2017

By RS

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X
X

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: Theresa Barnes

Property Address: 409 S. Hunting Lodge Ln.

Phone (optional):

512.718.2210

Mailing Address: same

Email (optional):

theresabarnes62@gmail.com

Property Owner's Signature: Theresa Barnes

Comments: (Optional)

409 S. Hunting Lodge Ln., Bastrop, Tx. 78602

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

JAN 17 2017

By JK

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PLANNING AND ZONING COMMISSION AND CITY COUNCIL**

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Agent: Robert Reetz

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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: Ruby Driesenbeck
Property Address: 180 W. Highway 22 Rd Phone (optional): 512-3031581
Mailing Address: Box 427 - Bastrop Tx Email (optional): _____
78602
Property Owner's Signature: Ruby Driesenbeck
Comments: (Optional)
Drainage Problem High Traffic Problem

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

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JAN 19 2017

By _____

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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: Tanya Griesenbeck

Property Address: 1128 Griesenbeck Ranch Rd Bastrop TX 78602

Mailing Address: P.O. Box 1009 Phone (optional): _____

Property Owner's Signature: Tanya Griesenbeck Email (optional): _____

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
Re: Conditional Use Permit for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

JAN 13 2017

By JR

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

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X
X

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: J. Ann Centrell
Property Address: 1817 Greenbush Ranch Rd
Mailing Address: P.O. Box 713

Phone (optional): 512 321-1845
Email (optional): _____

Property Owner's Signature: J. Ann Centrell
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
Re: Conditional Use Permit for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

JAN 17 2017

By 82

NOTICE OF PUBLIC HEARINGS
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X-----
X 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: Christina Calvey
Property Address: 100 Carbine Ct Bastrop TX Phone (optional): _____
Mailing Address: 100 Carbine Ct, Bastrop TX 78602 Email (optional): _____

Property Owner's Signature: [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
Re: Conditional Use Permit for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED
JAN 17 2017
By [Signature]

**NOTICE OF PUBLIC HEARINGS
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PROPERTY OWNER'S RESPONSE

RECEIVED

JAN 13 2017

By *pc*

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: SUSAN EVANS
 Property Address: 220 WILD CAT DR, BASTROP Phone (optional): 973-216-0317
 Mailing Address: 23 GLENDALE RD Email (optional): smenj2@opt
FLANDERS, NJ 07886

Property Owner's Signature: *Susan Evans*

Comments: (Optional)
I oppose the development of the Hunters Crossing apartments altogether. As a home owner I invested & pay taxes. Apartment dwellers do not. Concern this will impact negatively may home value

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

NOTICE OF 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: Kimberly Brown
Property Address: 318 Wild Cat Dr
Mailing Address: 318 Wild Cat Dr

Phone (optional): (512) 718-1801
Email (optional): _____

Property Owner's Signature: Kimberly Brown
Comments: (Optional)

I oppose of any apartment complex being constructed at the location where indicated. Do NOT want this in our area

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 for height variance to allow 3 stories, notices mailed January 9, 2017.

RECEIVED

JAN 13 2017

By jr

NOTICE OF PUBLIC HEARINGS
PLANNING AND ZONING COMMISSION AND CITY COUNCIL

FORESTAR GROUP

JAN 09 2017

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X
X ----- 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: Forestar Group
Property Address: Hunters Crossing TB | A98 Blakey, Nancy
Mailing Address: 6300 Bee Cave Rd, Bld Two, #500
Austin Tx 78796

Phone (optional): _____
Email (optional): _____

Property Owner's Signature: [Signature]
Comments: (Optional)

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RECEIVED

JAN 17 2017

By [Signature]



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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: Gwendolyn De Leon
 Property Address: 104 Double Barrel Ct
 Mailing Address: same

Phone (optional): _____
 Email (optional): txyellowgirl@gmail.com

Property Owner's Signature: [Signature]
 Comments: (Optional) _____

Please provide reply to:
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 City of Bastrop, P.O. Box 427, Bastrop, Texas 78602 or via fax (512) 332-8829
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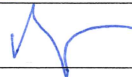
PROPERTY OWNER'S RESPONSE

~~As a property owner within 200':~~ (please check one) **Not w/in 200'**

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

Property Owner Name: ROBERT M. HUNT
Property Address: 108 MAVERICK DR
Mailing Address: SAME

Phone (optional): 572-303-1991
Email (optional): THEHUNTSSPAIN@hotmail.com

Property Owner's Signature: 
Comments: (Optional) _____

RECEIVED

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JAN 13 2017
By PS