

## Agenda Information Sheet:

**Planning and Zoning Commission Meeting Date:**

**March 30, 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**

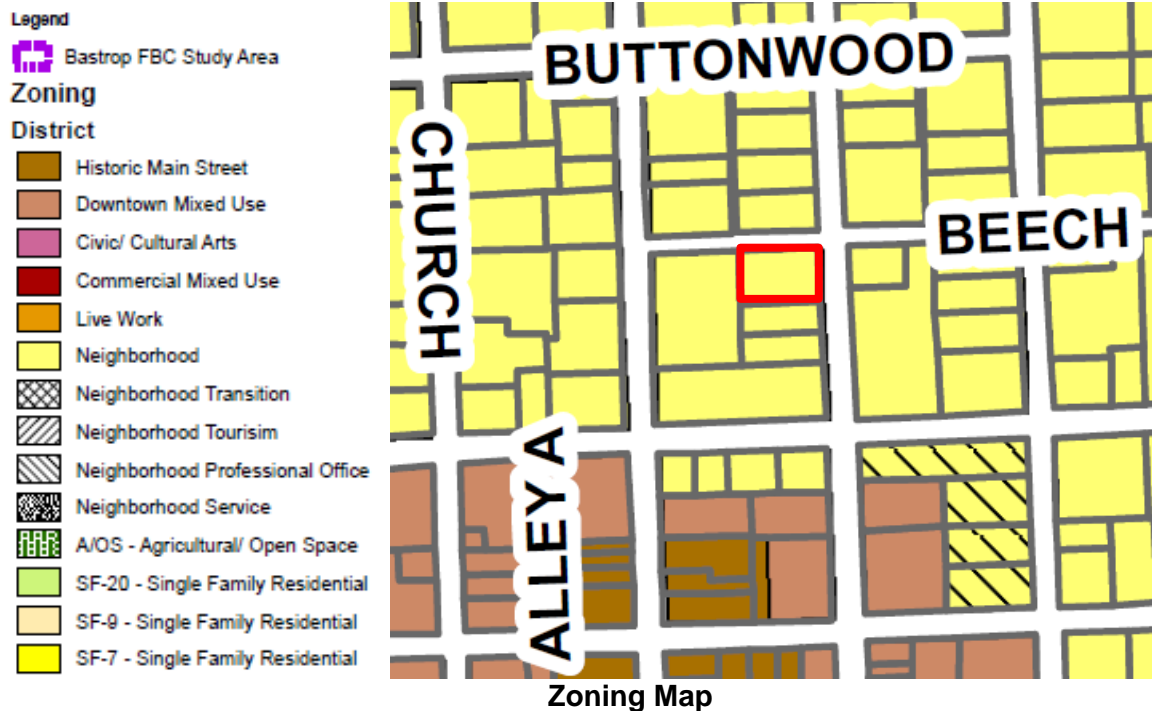
**Description:**

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.

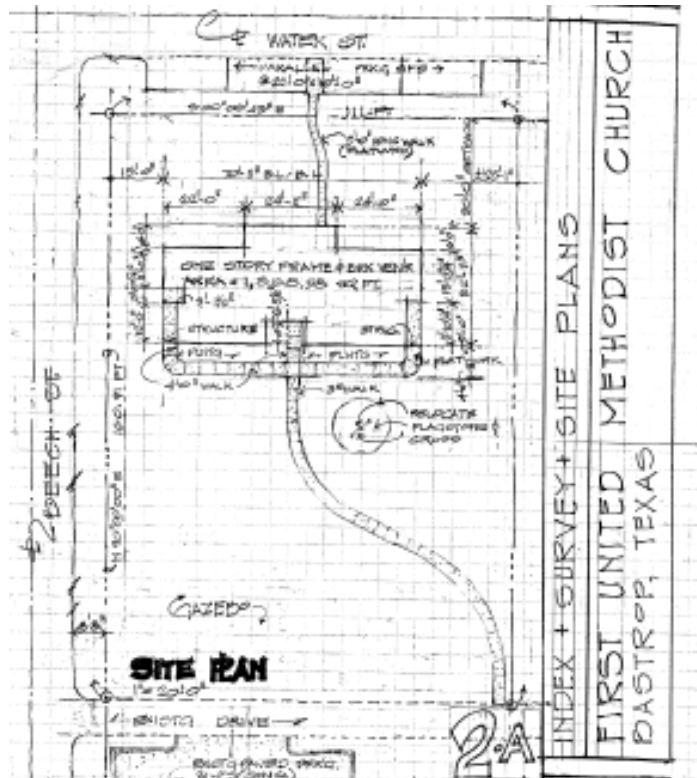
The new church administration building meet all requirements as outlined in the Form Based Code, and Chapters 3 and 14 of the Code of Ordinances.

**Surrounding current Zoning Land Uses:**

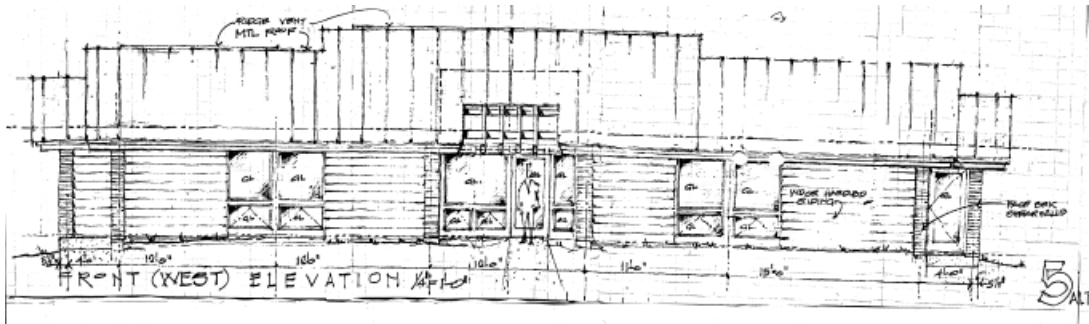
Location	Zoning	Future Land Use Plan
North (Residential)	N, Neighborhood	Downtown Bastrop
South (Religious Institution/Residential/Commercial)	N-Neighborhood, HMS-Historic Main Street, DMU-Downtown Mixed Use	Downtown Bastrop, Public and Institutional
East (Residential/Religious Institution)	N, Neighborhood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



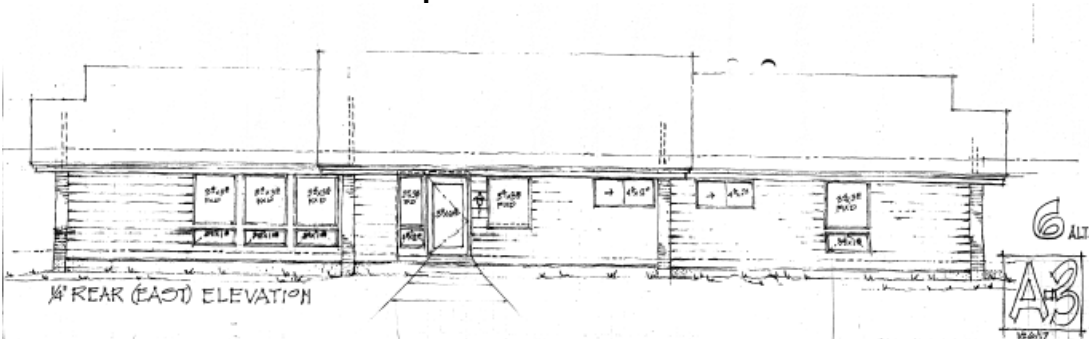
The church is proposing a 1,869 sq. ft. single story frame and brick veneer building facility that will house their administration staff of four to six people. Currently, the church has an adequate amount of off-street parking. The parking lot and alleyway parking located on the property is adjacent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



**Proposed Site Plan**



**Proposed Front Elevation**



**Proposed Rear Elevation**

**Basis of Support:**

Staff supports the Conditional Use Permit. The use will comply with all other area regulations, including setbacks and lot coverage and will have no detrimental impacts on adjacent property.

**Special Considerations:** None.

**Financial Impact:** None.

**Comments:** Ten (10) adjacent property owner notifications were mailed 3/15/2017. No public comments have been received in opposition to the requested CUP at the time of this report.

**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

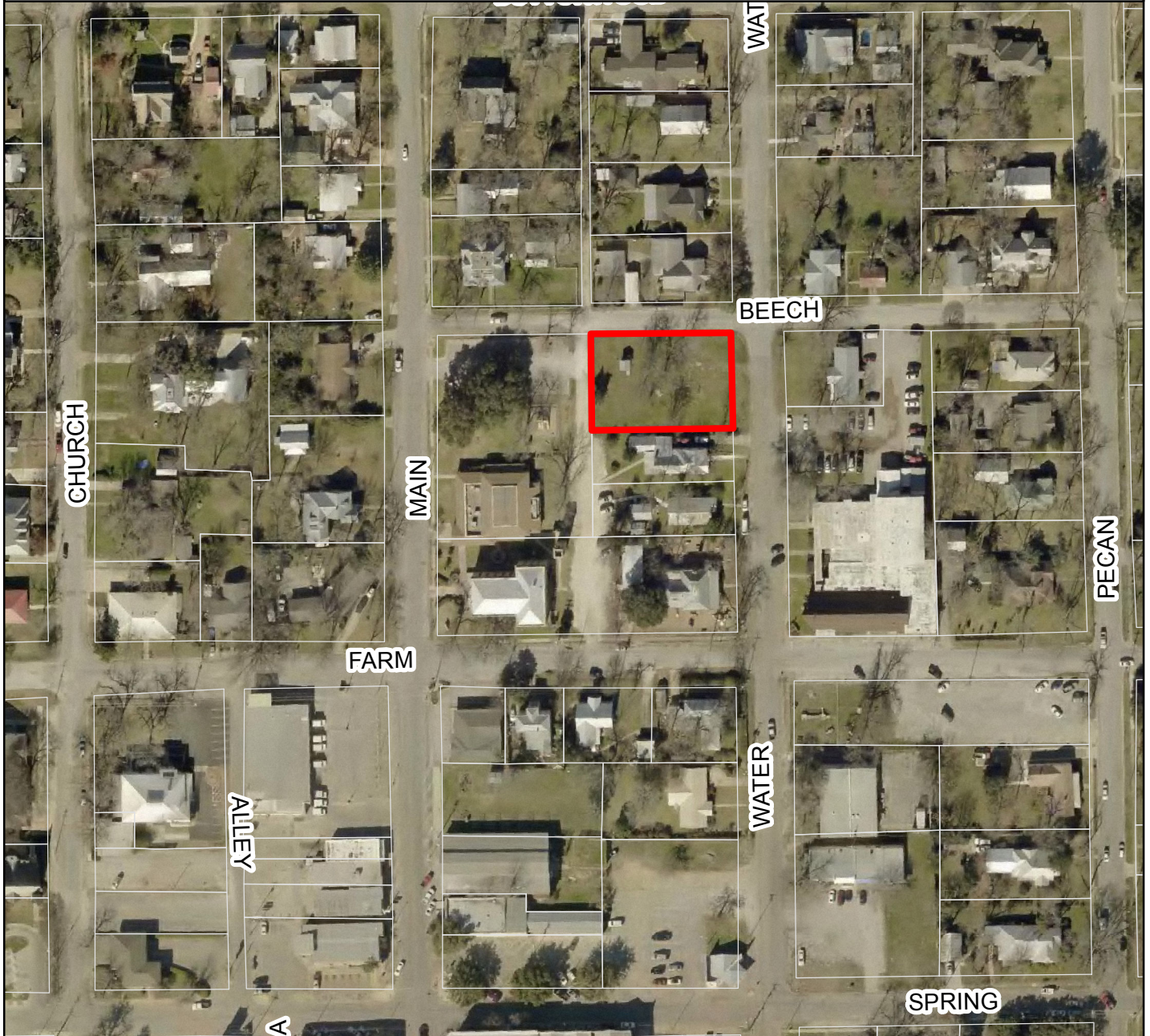
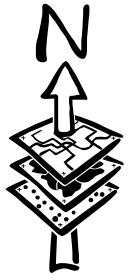
**Attachments:**

Conceptual Site Plan, list of surrounding residents, property owners' petitions, letter from applicant

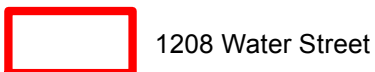




# Property Location Map for 1208 Water Street



## Legend



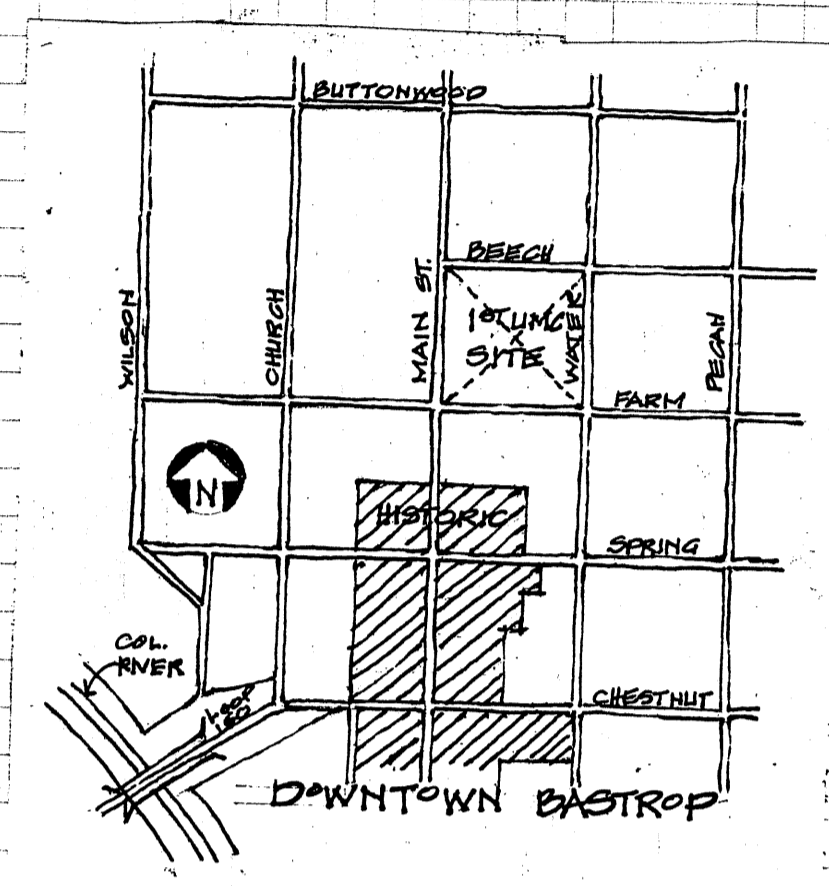


INDEX TO DRAWINGS:

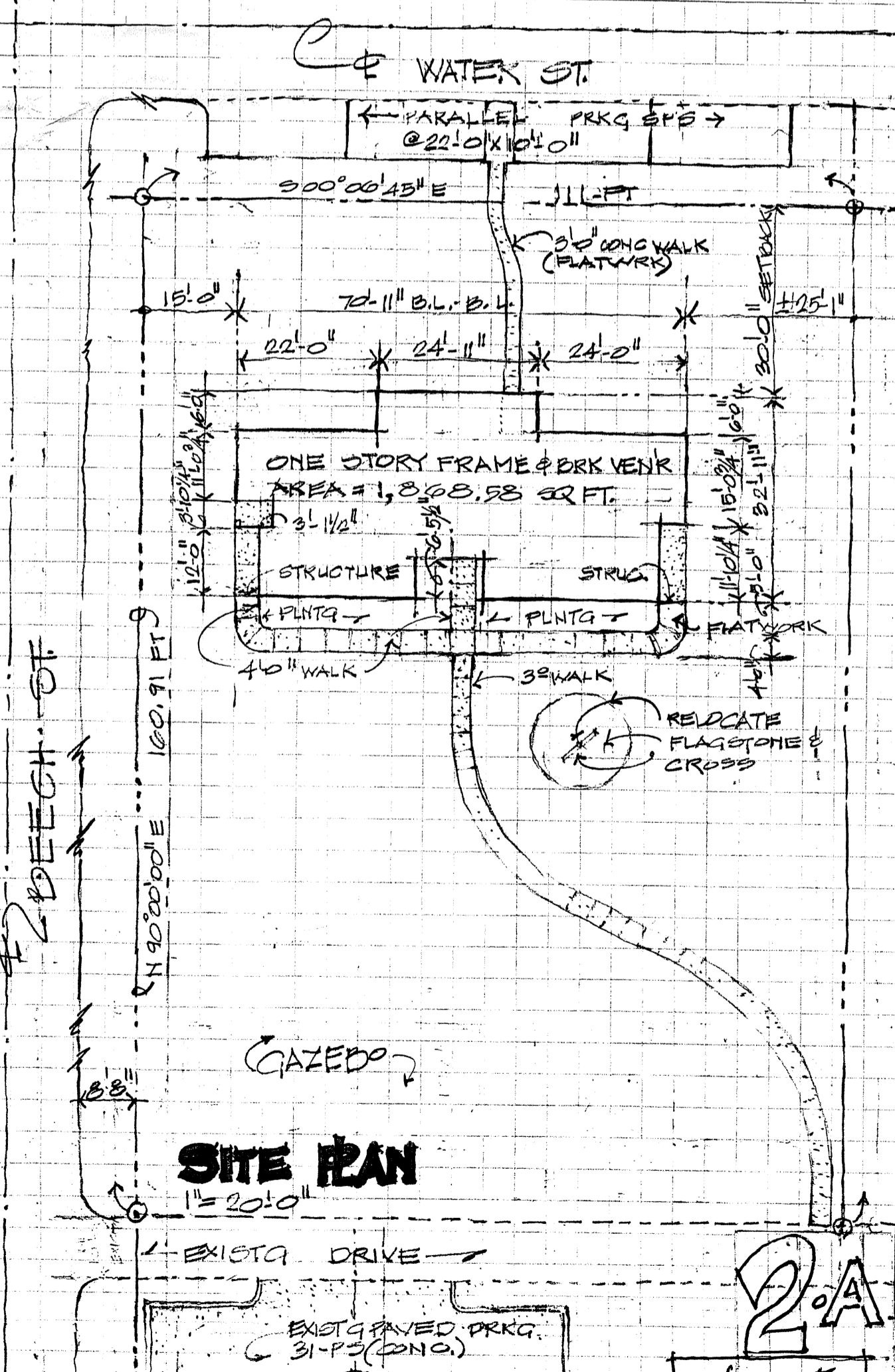
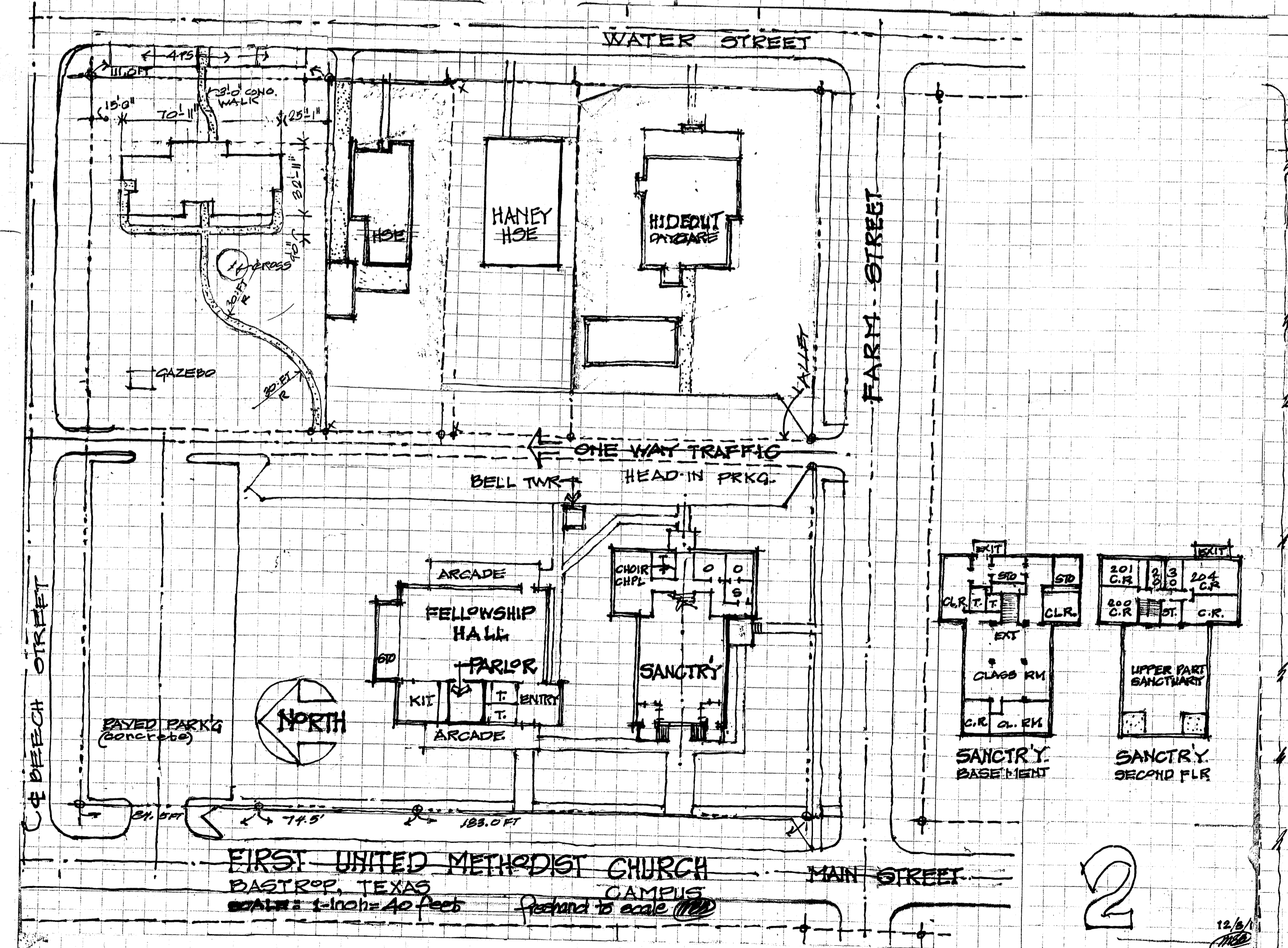
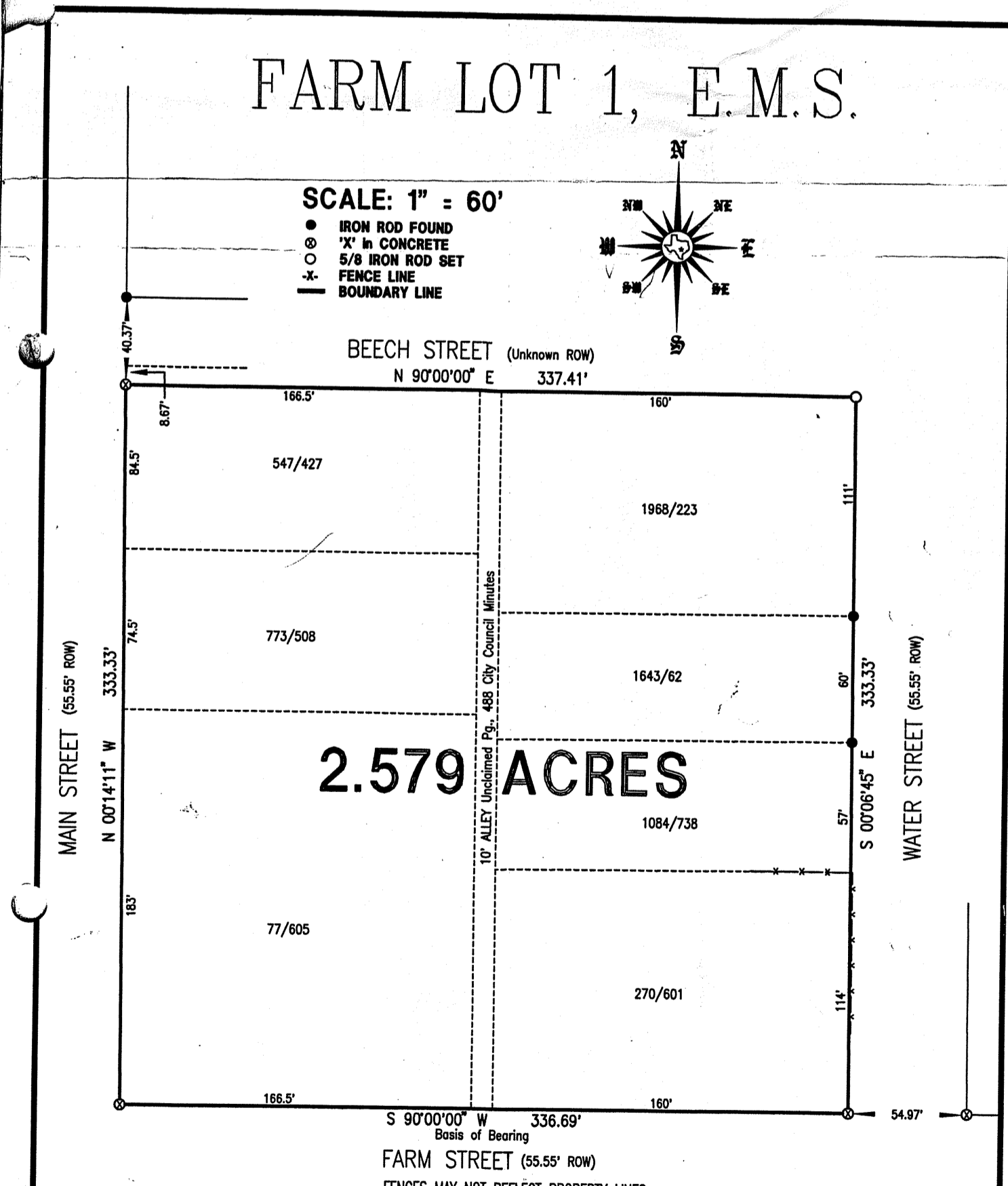
- SHT 1 } No 1 SITE SURVEY (1201 MAIN ST.) 1/400-inch ADDRESS: MAIN ST. & FARM ST.; WATER ST. TO EAST & BEECH ST. TO THE NORTH, BASTROP, TEX 78601
- No 2 1/40-inch SITE PLAN, CHURCH CAMPUS
- No 2-A 1/20-inch SITE PLAN
- SHT 4 } No 4B 1/8" FOUNDATION PLAN
- No 5A 1/8" FRAMING PLAN
- No 5B 1/8" FRAMING/OHTH'G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



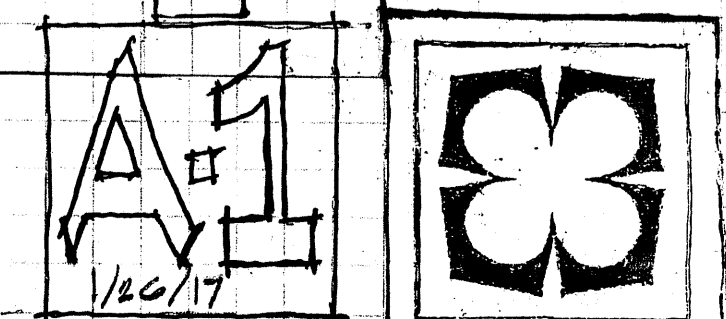
RECEIVED  
FEB 13 2017

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

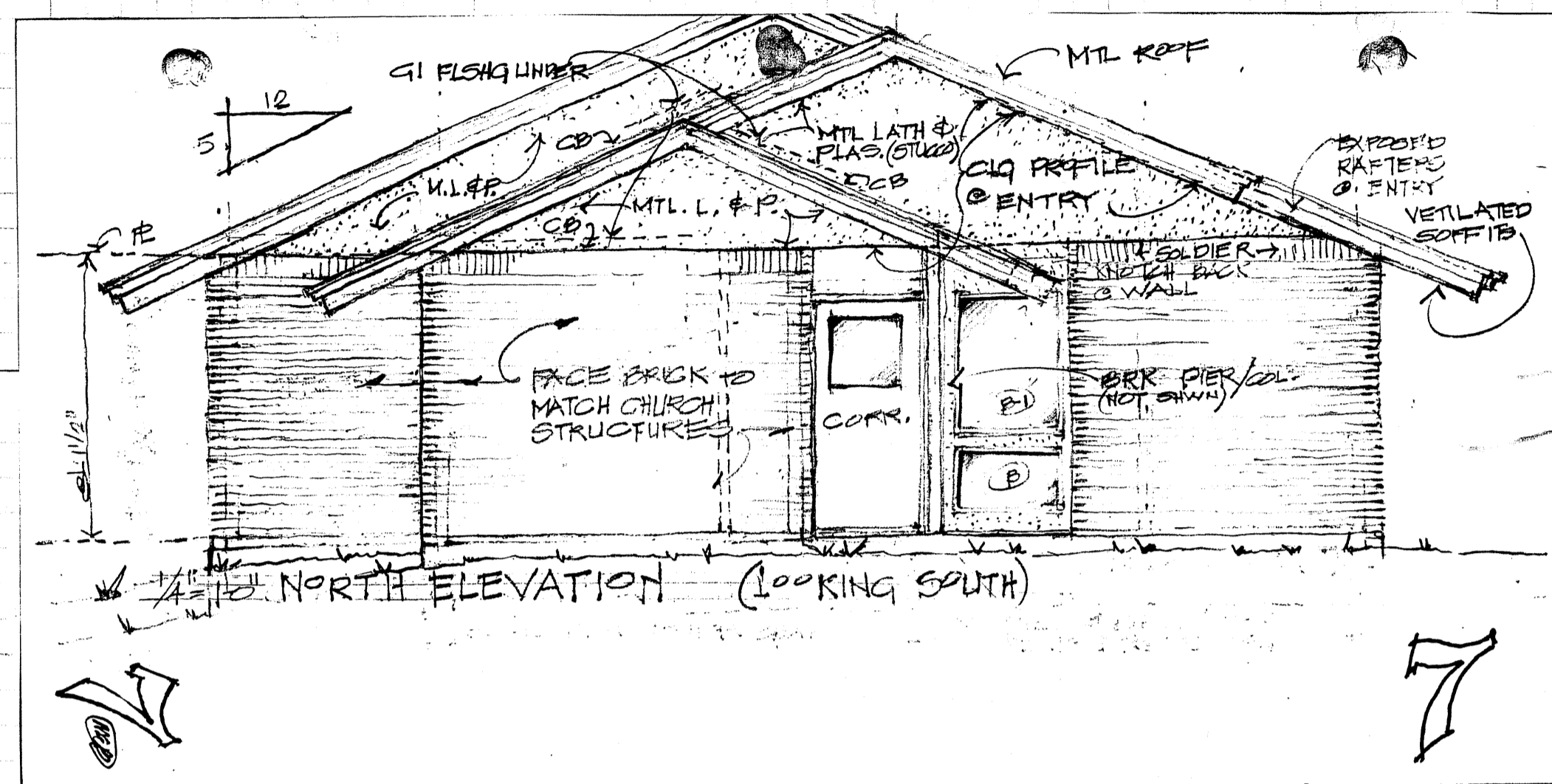
SURVEY PLAT  
of a 2.579 ACRE TRACT being a PORTION of FARM LOT 1, EAST of MAIN STREET, recorded in PLAT CABINET 1, PAGE 23A, PLAT RECORDS of BASTROP COUNTY, TEXAS.

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

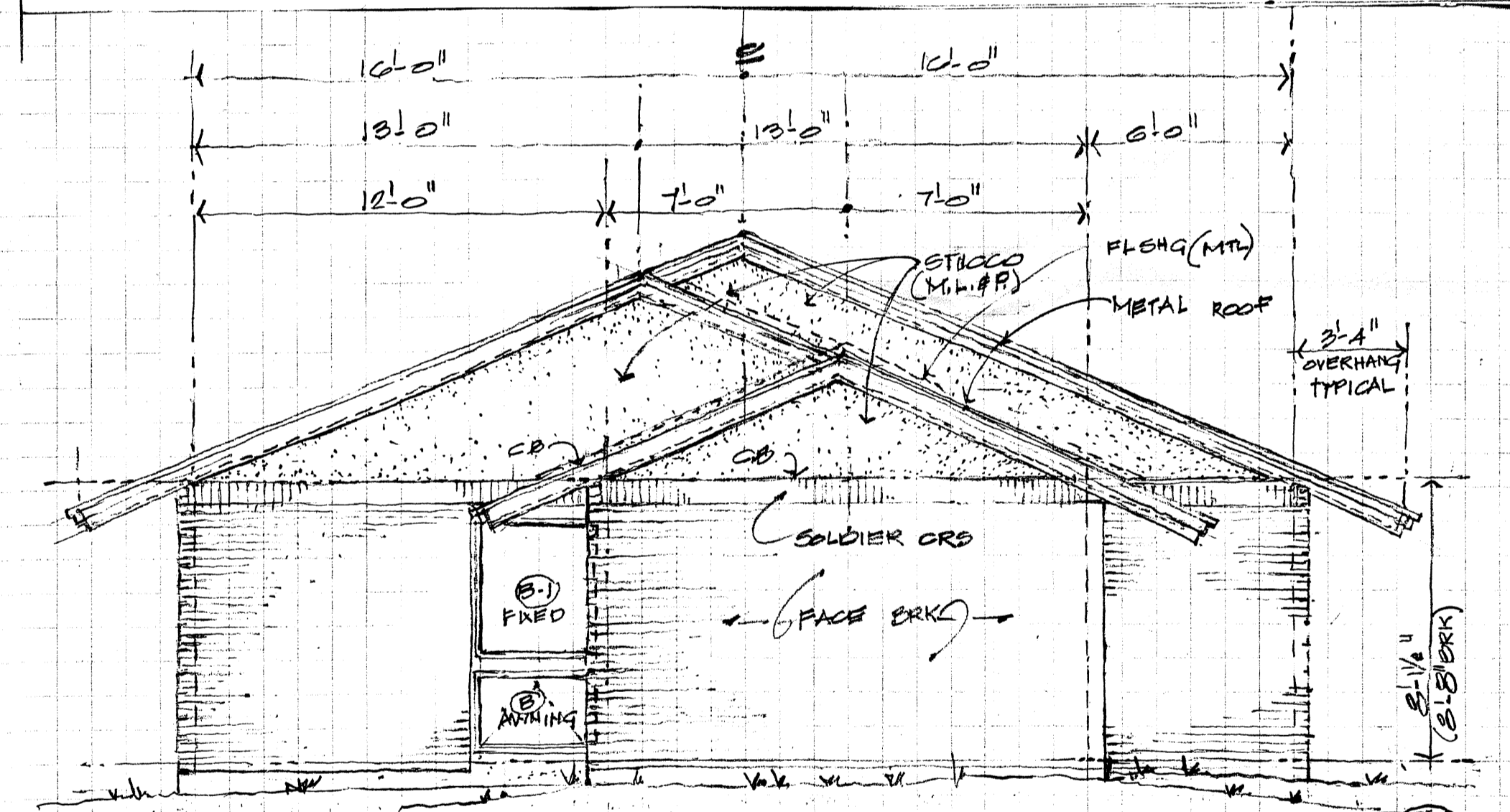
INDEX + SURVEY + SITE PLANS  
FIRST UNITED METHODIST CHURCH  
BASTROP, TEXAS



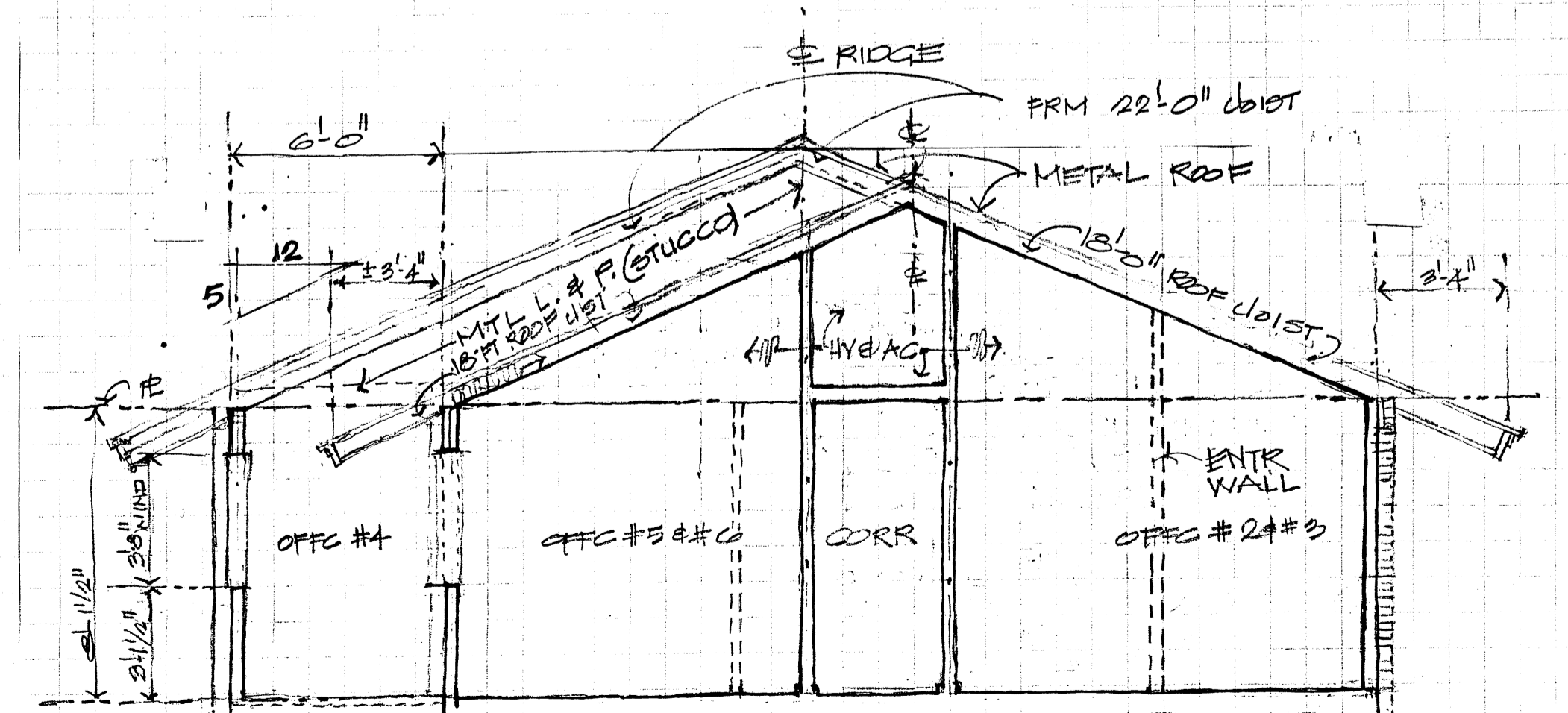




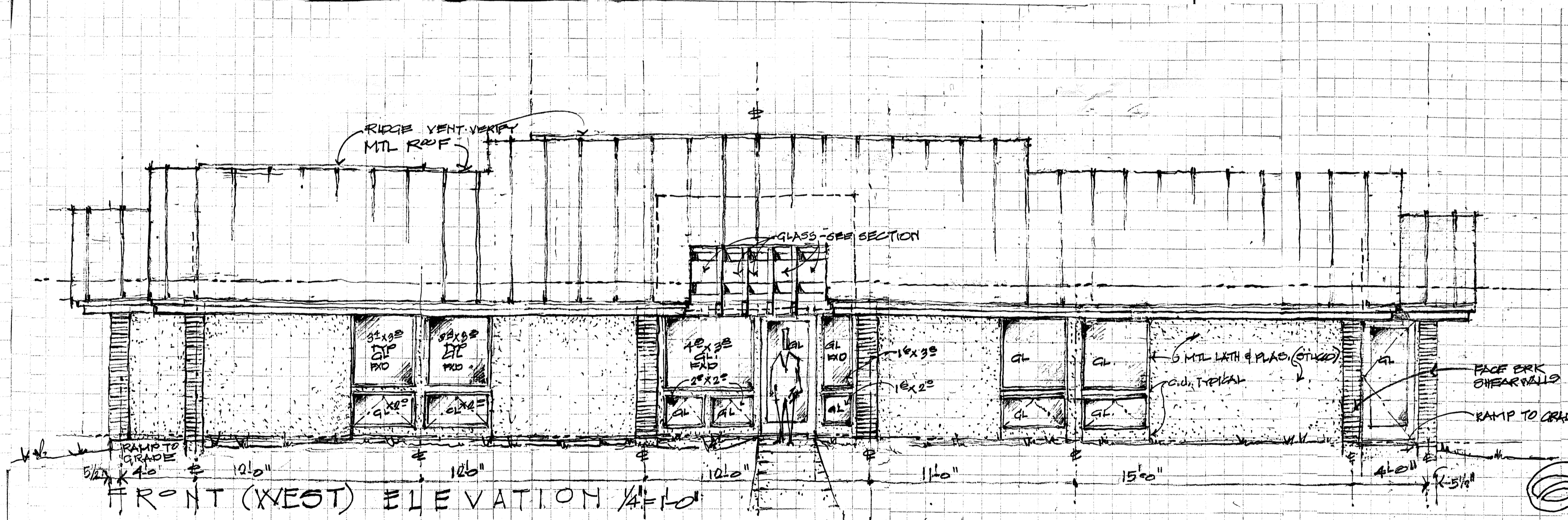
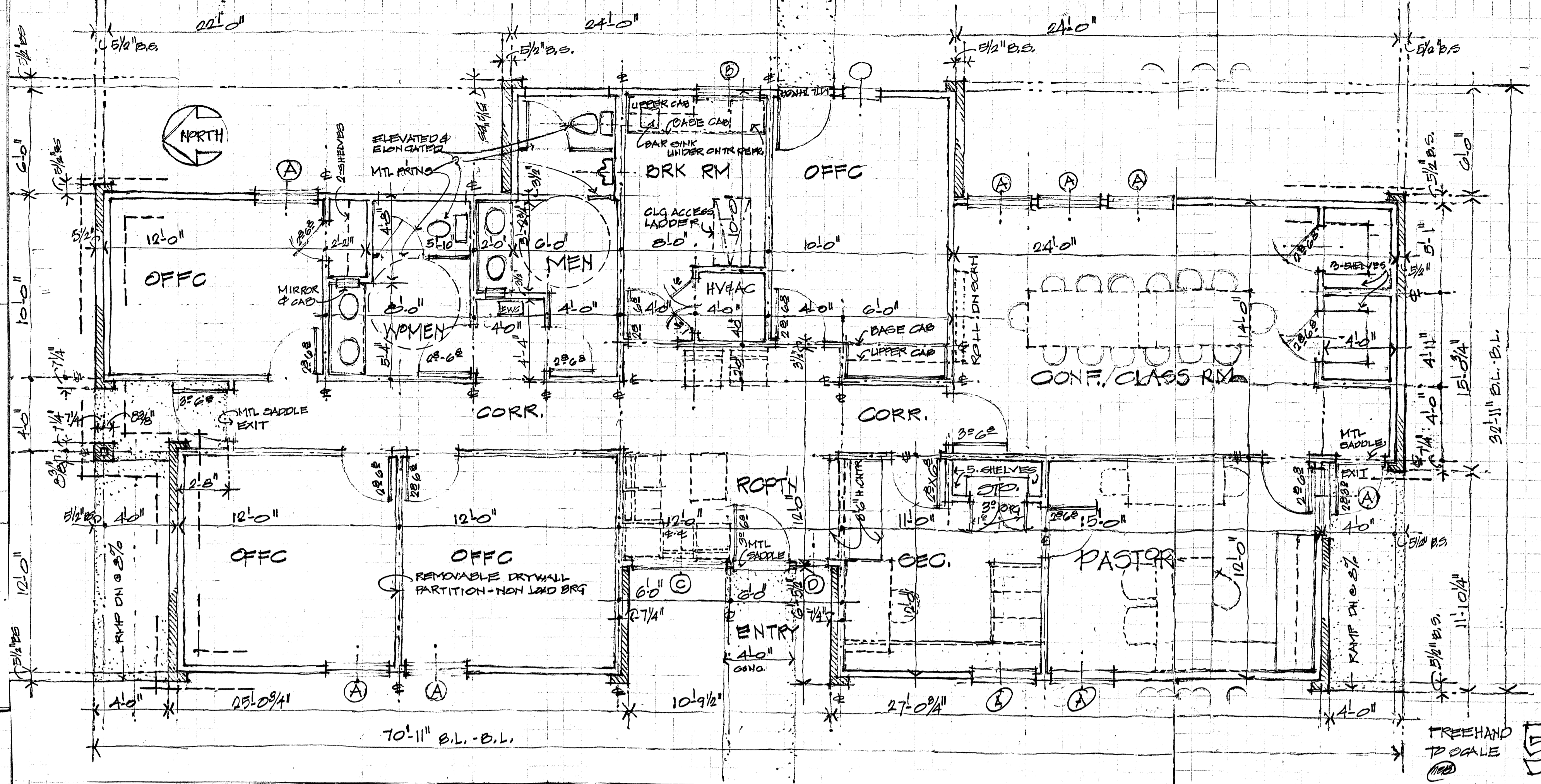
NORTH ELEVATION (LOOKING SOUTH)



SOUTH ELEVATION (LOOKING NORTH)



COMPOSITE BLDG SECTION LOOKING SOUTH TRANSVERSE



FRONT (WEST) ELEVATION



REAR ELEVATION

DATE: 7/11/16  
9/9/16

1/4 FLOOR PLAN - ADMIN/ED BLDG

1ST UNITED METHODIST CHURCH  
DALLAS, TEXAS 75202

DATE: 7/11/16  
9/9/16

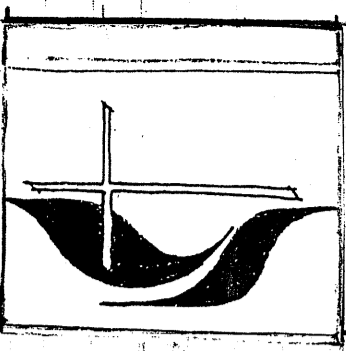
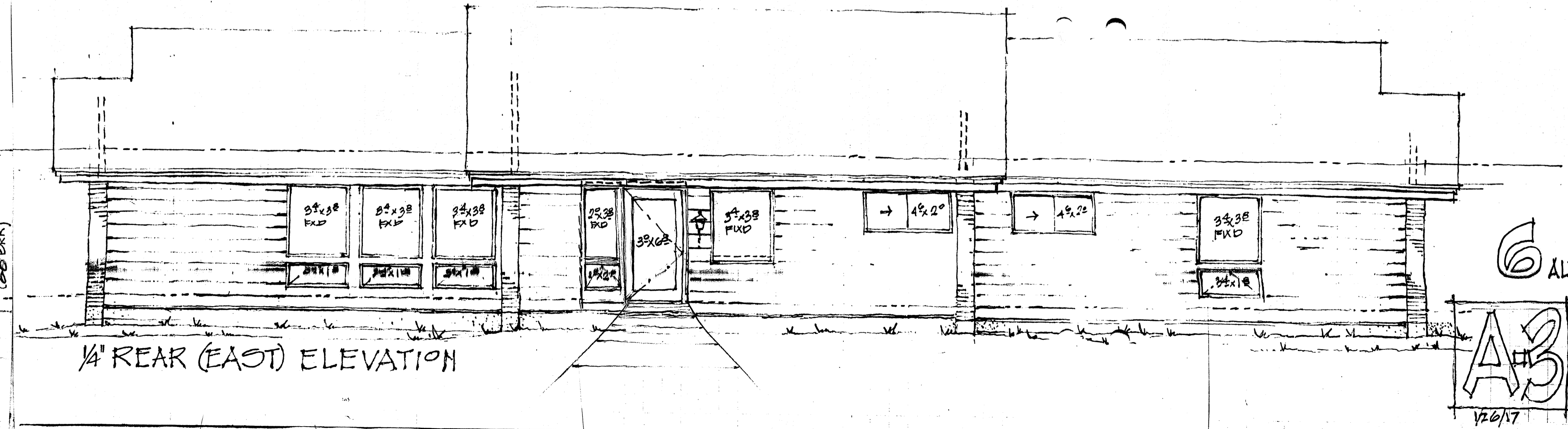
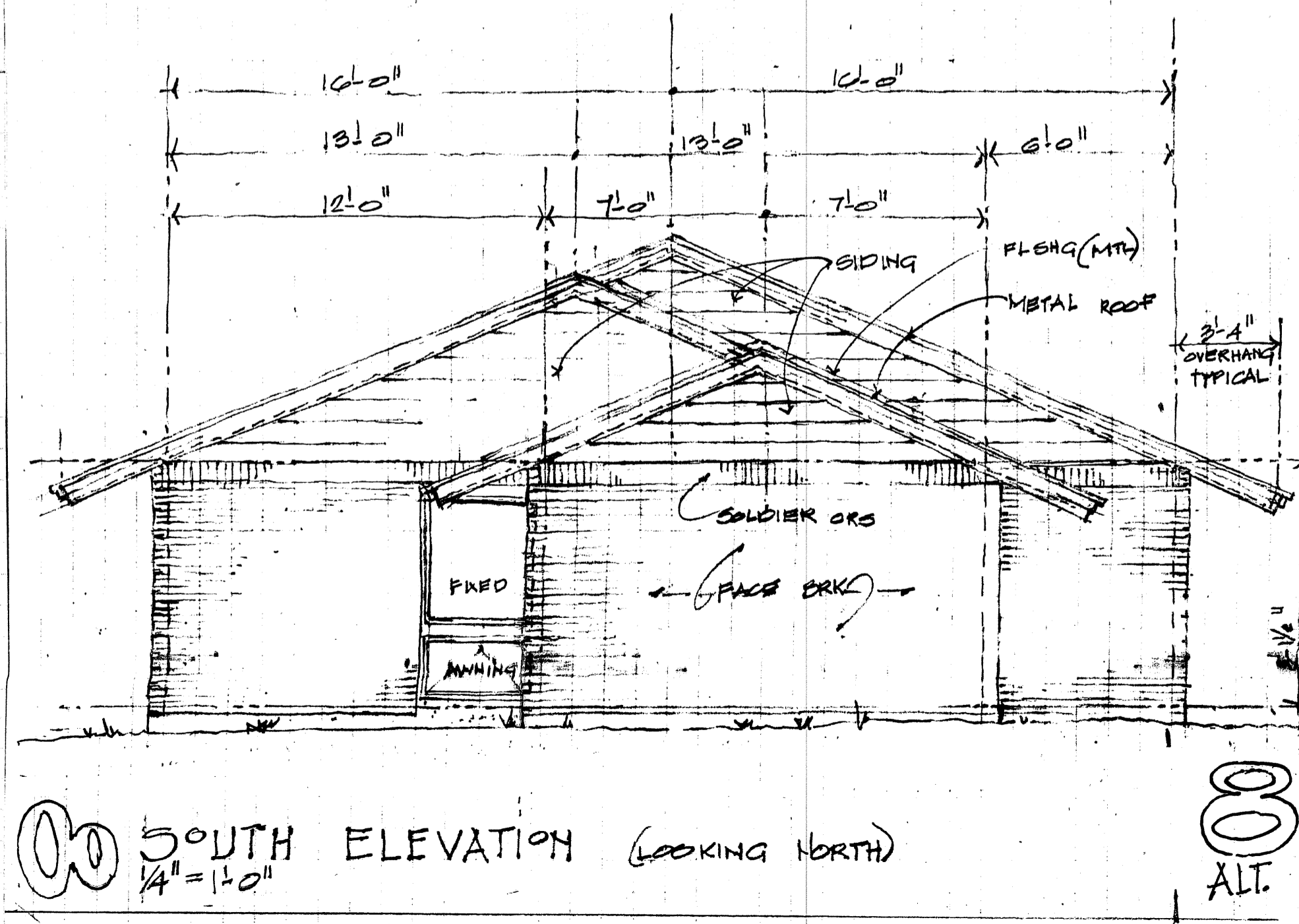
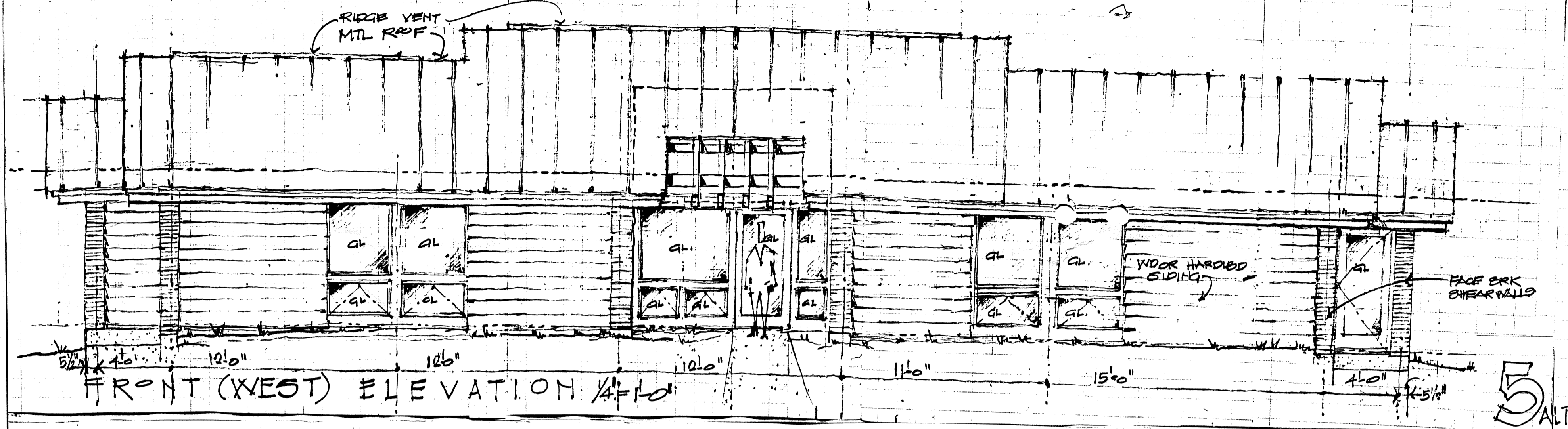
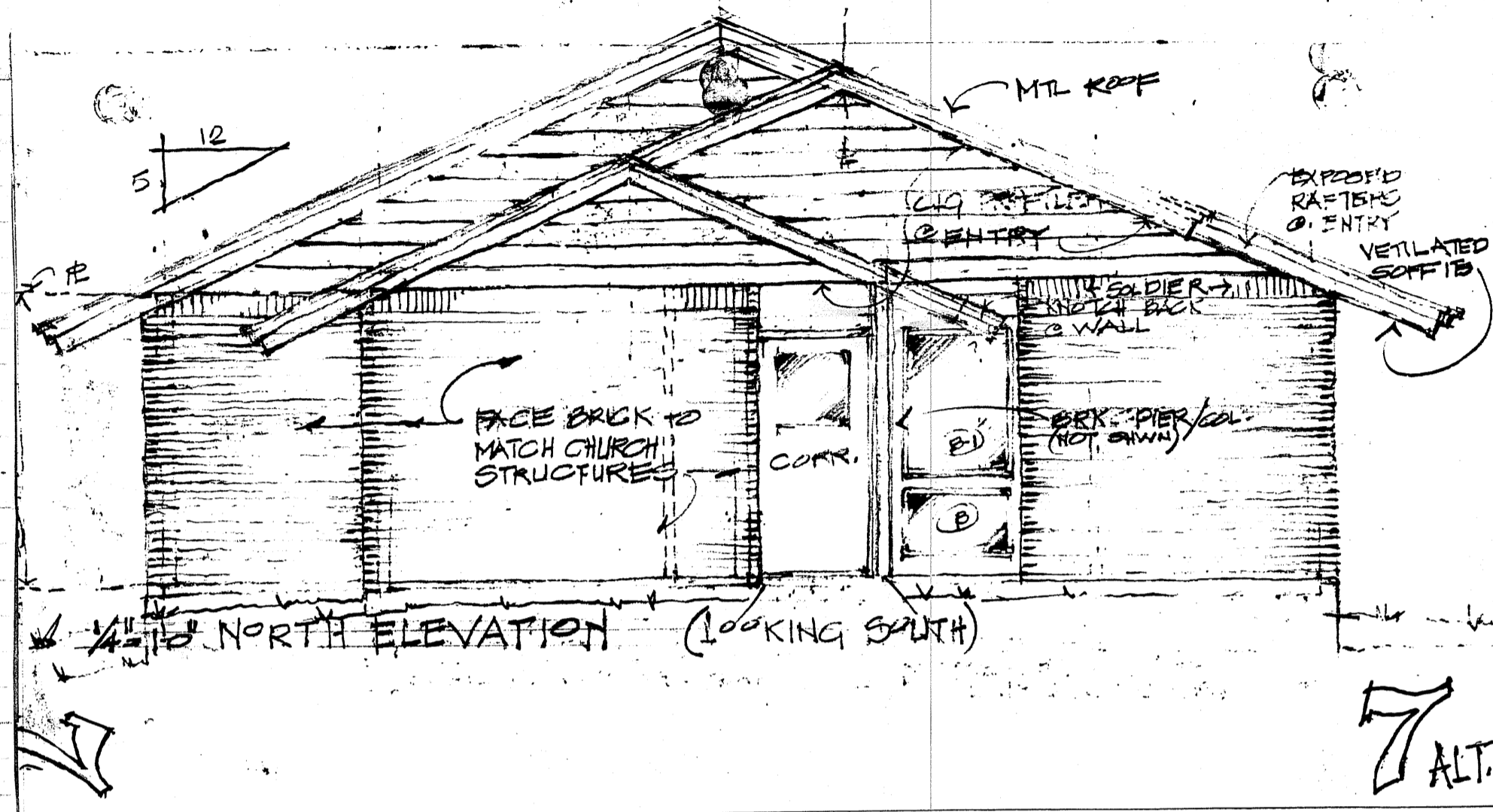
1/4 FRONT (WEST) ELEVATION

1ST UNITED METHODIST CHURCH  
DALLAS, TX 75202

1/4 REAR ELEVATION - ADMIN/ED BLDG

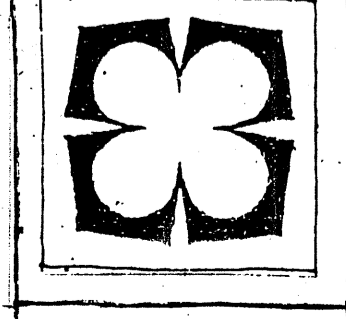
1ST UNITED METHODIST CHURCH  
DALLAS, TEXAS 75202





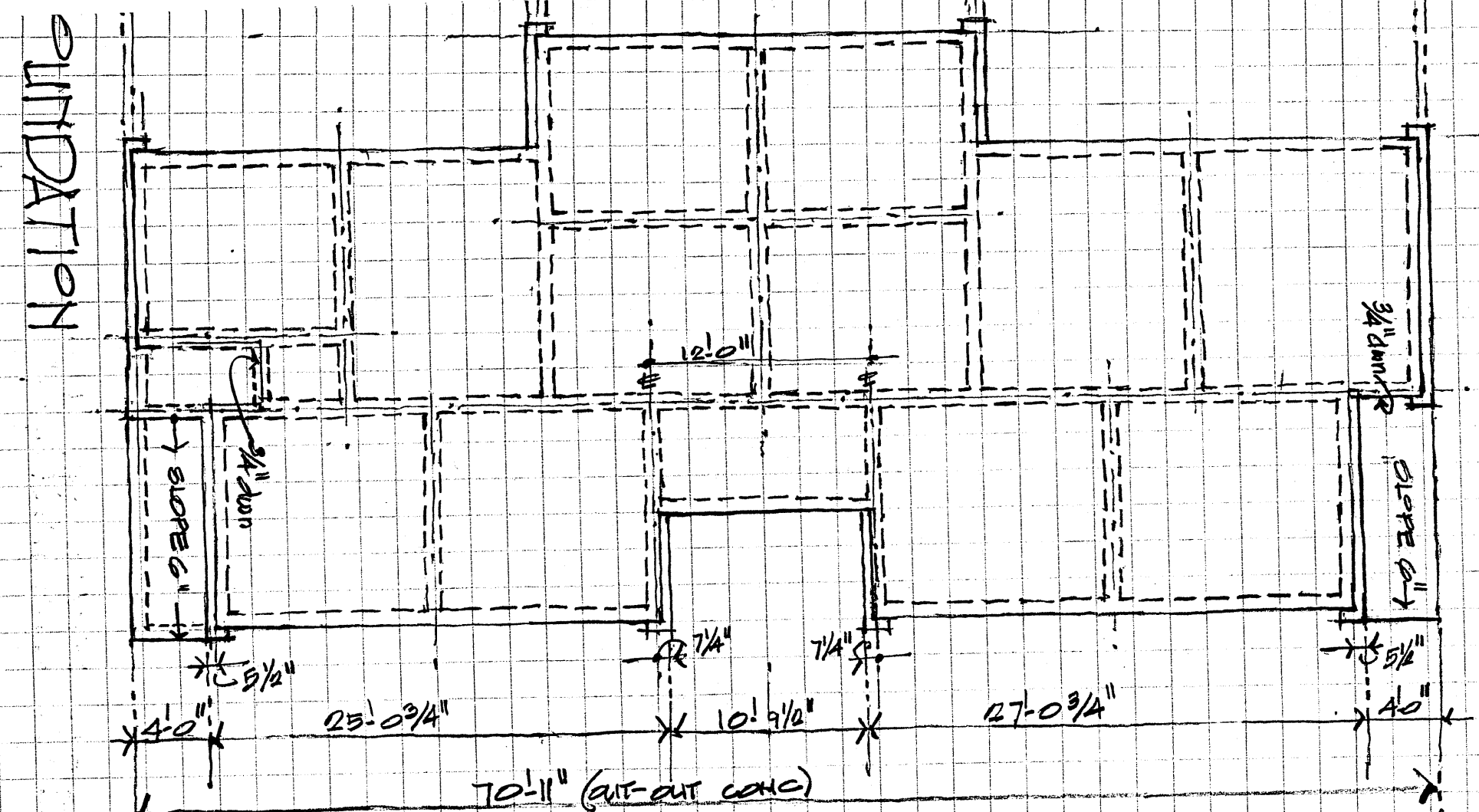
1/4" WEST (COURTYARD) ELEV.  
ALTERNATE SIDING

1/4" REAR ELEV: ADMIN/ED BLDG.  
1st UNITED METHODIST CHURCH  
DALLAS, TEXAS 75602

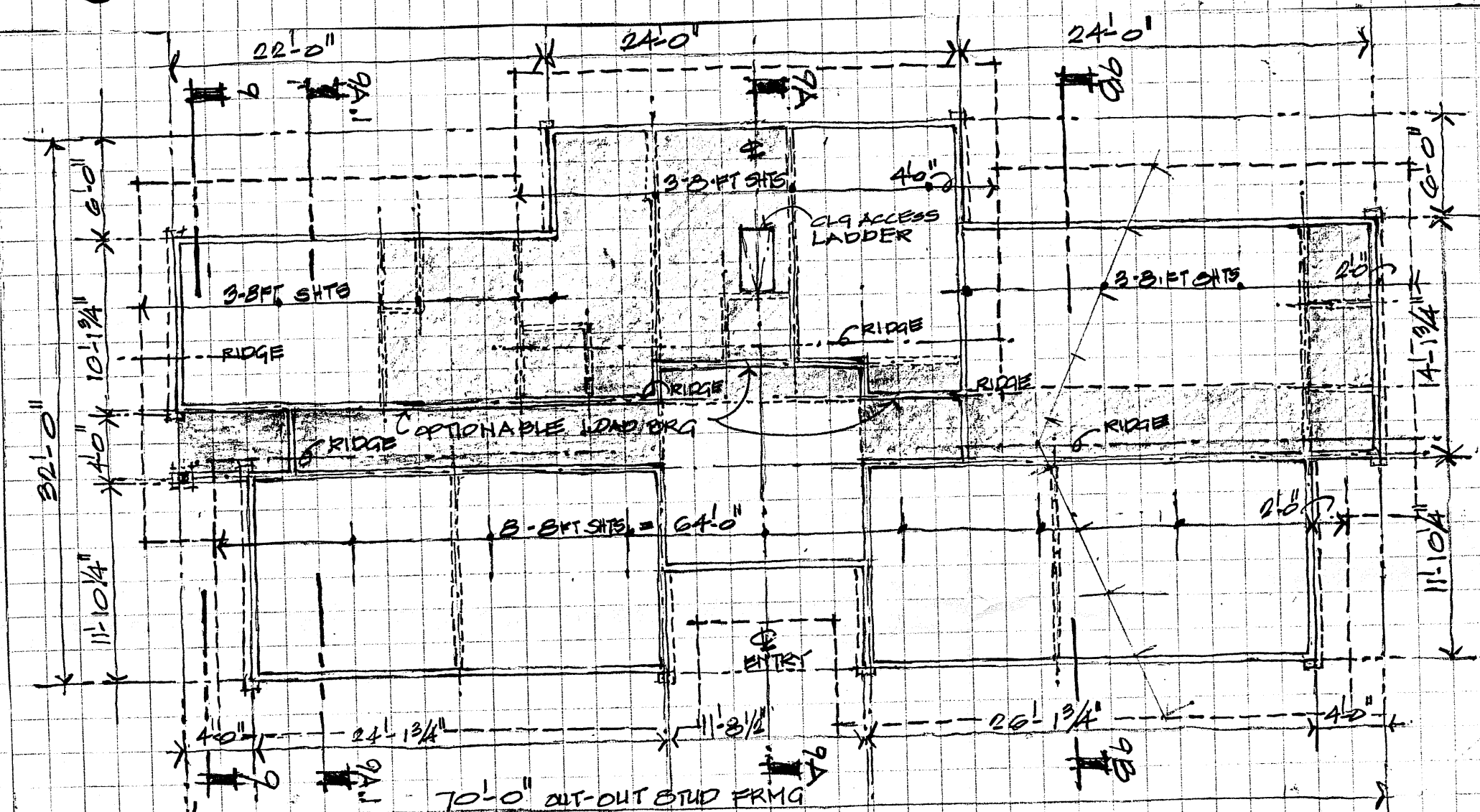


A3  
12/017





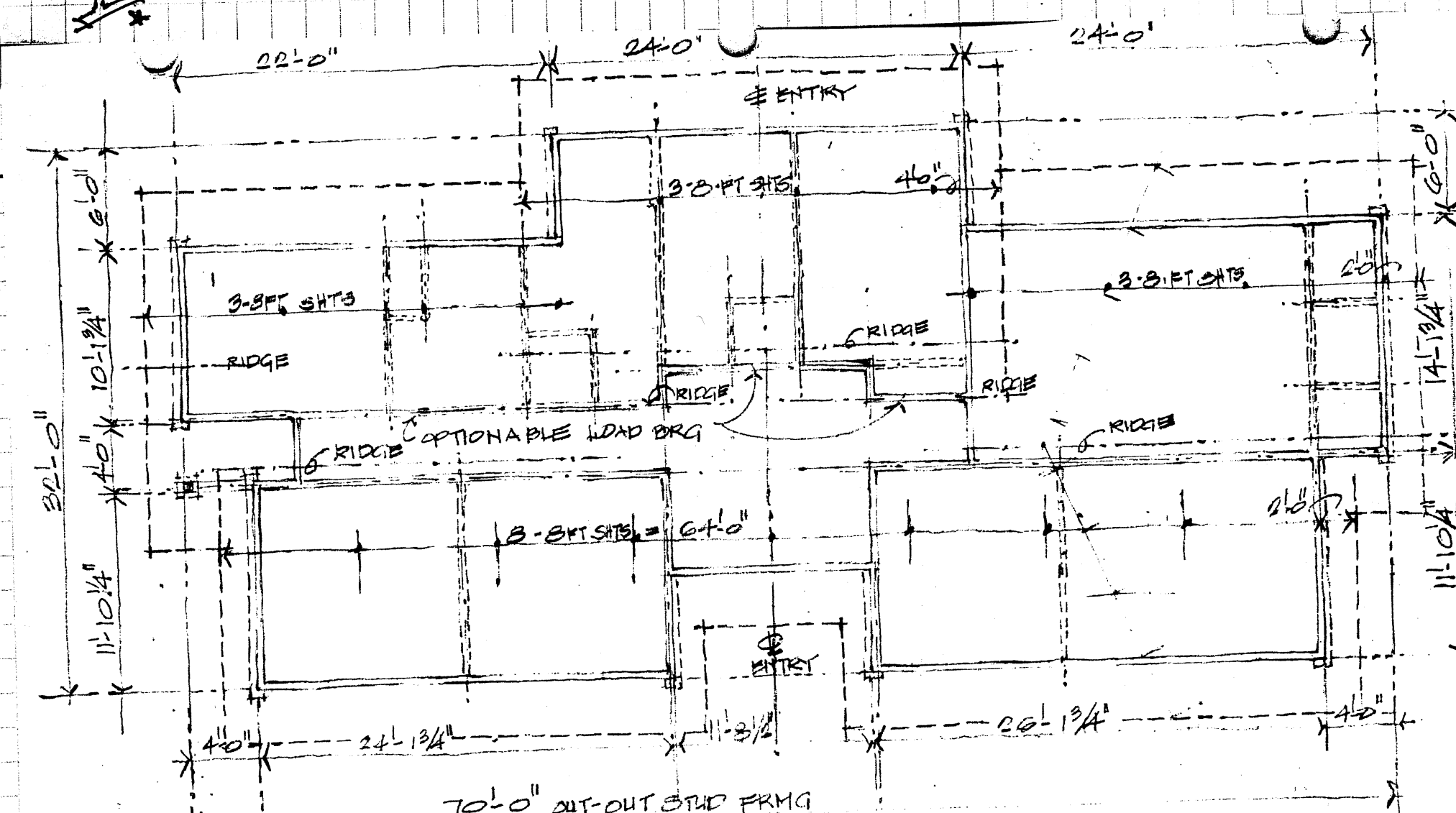
FOUNDATION PLAN - SLAB ON GRADE -  
1/8" = 1'-0"



FRAMING & ROOF SHEATHING PLAN  
1/8" = 1'-0"

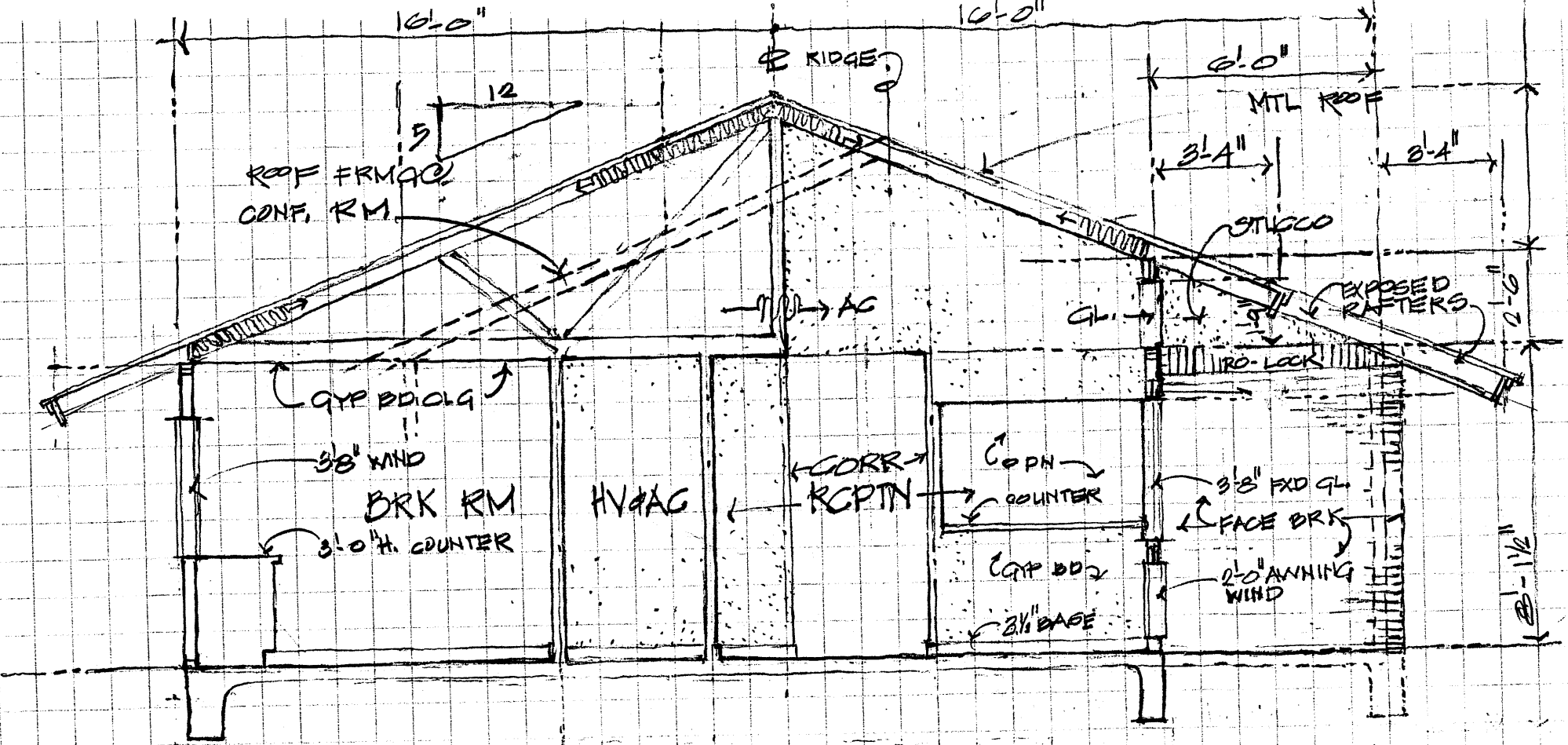
NOTE: GRAY AREAS DENOTE 2'-1" FLAT CLG HT;  
ALL OTHER CLG'S SLOPED AT 5:12

SYMBOLS:  
LOAD BEARING  
SHEAR WALL  
NON-LOAD BEARING

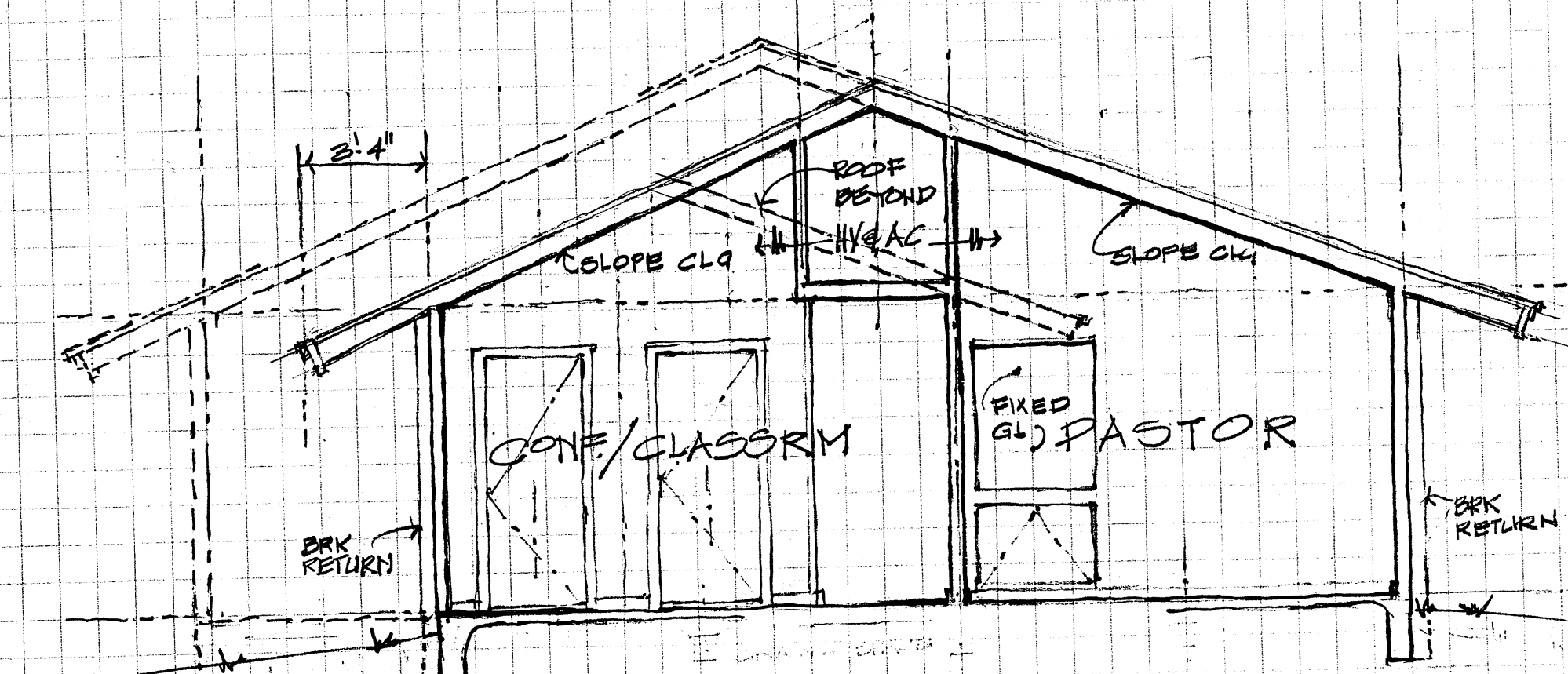


ROOF SHEATHING PLAN  
1/8" = 1'-0"

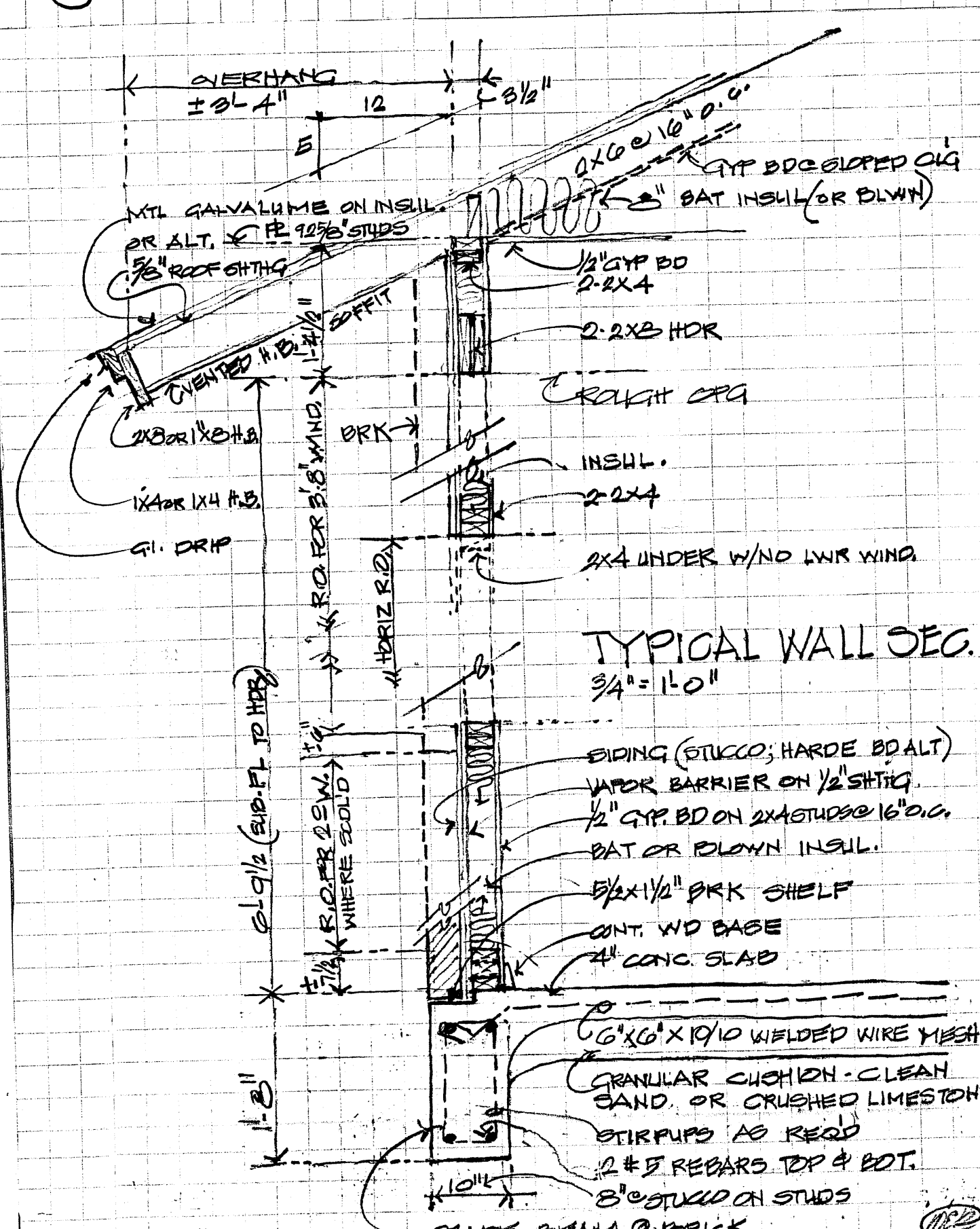
SYMBOLS:  
LOAD BEARING  
SHEAR WALL  
NON-LOAD BEARING



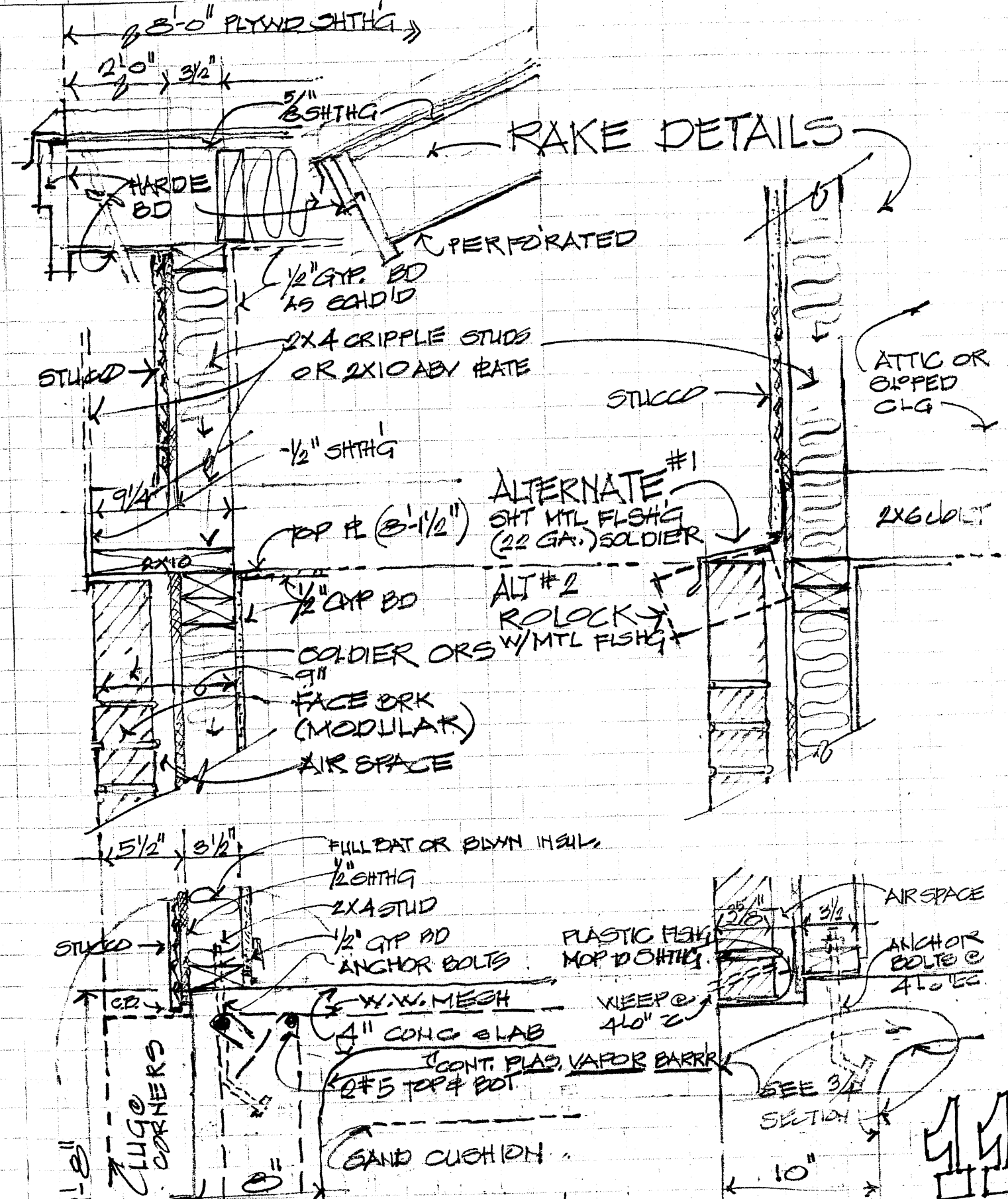
9/A  
TRANSVERSE BLDG SECTION  
@ RECPH @ BRK RM  
1/4" = 1'-0"



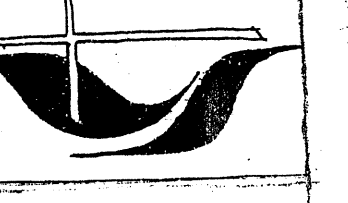
9/B  
TRANSVERSE SECTION LOOKING SOUTH  
1/4" = 1'-0"



9/C  
TYPICAL WALL SEC.  
3/4" = 1'-0"



9/D  
RAKE DETAILS



FOUNDATION PLAN + FRAMG PLANS + BLDG & WALL SECS  
 FIRST UNITED METHODIST CHURCH  
 DASTROP, TEXAS

