

Bastrop, TX Planning & Zoning Commission

Meeting Agenda

This meeting will be live streamed on the City of Bastrop Facebook Page

(www.facebook.com/bastroptx) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (Bastrop TX Network) and in the Agendas & Minutes section of the City website (www.cityofbastrop.org).



Agenda – June 25, 2020 at 6:00 P.M.

City of Bastrop Planning & Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

If you would like to provide written questions or comments to be read at the meeting please email them to plan@cityofbastrop.org before the meeting. You can call in with a question during the meeting at 512-332-8857.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully completed request card to the Commission chairperson prior to the beginning of the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Instead, city Commissions are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to city staff for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty, and/or integrity of the

Commission, as a body or any member or members of the Commission, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Commission and/or any person in the Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

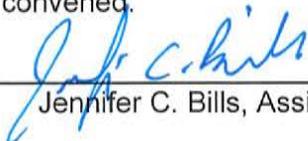
- 3A. Consider action to approve meeting minutes from the April 30, 2020 Meeting of the Planning & Zoning Commission.
- 3B. Consider action to make a recommendation for the amendments to the Bastrop Grove Residential Planned Development District (Ordinance 2019-59), with a residential base use, to adjust standards for residential development on 67.111 acres, out of the Nancy Blakey Survey, Abstract 98, located south of Agnes Street and east of State Highway 304, an area currently zoned Planned Development District, within the City Limits of Bastrop and forward to the July 14, 2020 City Council Meeting.

4. UPDATES

- 4A. Update on recent City Council actions regarding Planning Department items.
- 4B. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: June 19, 2020 at 12:30 p.m. and remained posted for at least two hours after said meeting was convened.



Jennifer C. Bills, Assistant Planning Director

**CITY OF BASTROP
PLANNING & ZONING
COMMISSION**

**INSTRUCTIONS FOR
PARTICIPATION IN
ONLINE MEETING**



JUNE 25, 2020 AT 6:00 P.M.

Due to the National, State, County, and City Declarations of Disaster related to the COVID-19 Virus and for the safety of the public, the City of Bastrop Planning & Zoning Commission meeting to be held on June 25, 2020 at 6:00 p.m. will be held online. The meeting will be live streamed on the City of Bastrop Facebook Page (www.facebook.com/bastroptx) and broadcast on Spectrum channel 10 and AT&T U-verse channel 99. A recording of the meeting will also be available within 72 hours after the meeting on the City's YouTube channel (YouTube channel name Bastrop TX Network) and in the Boards & Commissions section of the City website www.cityofbastrop.org.

Anyone wishing to address the Commission at this meeting must email all of the following information:

- **Date of the Meeting**
- **Full Name & Address**
- **Phone Number**
- **Wishing to address Citizens' Comment or Agenda Item**
- **Comments**

Email to plan@cityofbastrop.org before 4:30 p.m. on June 25, 2020. Submitted comments will be read aloud at the meeting. Comments from each individual will be limited to three (3) minutes when read aloud.

In the alternative, those wishing to comment on agenda items before, during, or after the meeting are invited to send email messages to the Chair and Commission Members at plan@cityofbastrop.org. Messages sent to this address will be delivered to the Chair as soon as is reasonable under the circumstances.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Commission to allow a member of the public to slur the performance, honesty and/or integrity of any person or threaten to harm any person. Accordingly, profane, insulting or threatening language will not be read aloud at the meeting.



STAFF REPORT

MEETING DATE: June 25, 2020

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the April 30, 2020 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Vivianna Nicole Andres, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

April 30, 2020

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, April 30, 2020 at 6:00 p.m. online.

1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 p.m.

| | |
|----------------|---------|
| Pablo Serna | Present |
| Matt Lassen | Present |
| Debbie Moore | Present |
| Cynthia Meyer | Present |
| Glenn Johnson | Present |
| Ishmael Harris | Present |
| Cheryl Lee | Present |
| Greg Sherry | Present |
| Ed Skarnulis | Absent |

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the March 26, 2020 Meeting of the Planning & Zoning Commission.

Glenn Johnson stated Pablo Serna's name was misspelled. Glenn Johnson made a motion to recommend approval of the March 26, 2020 meeting minutes with the correction of Pablo Serna's name. Pablo Serna seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve with conditions, the Bastrop Grove, Section 4 Preliminary Plat.

Jennifer Bills presented to the Commission the information distributed in the Planning and Zoning Commission Agenda Packet regarding the Bastrop Grove, Section 4 Preliminary Plat.

Discussion commenced between Staff and the Commission regarding the access and connectivity for the project, the overall lot layout, and the connection to Agnes.

Pablo Serna made a motion to recommend approval with conditions as recommended by Staff, the Bastrop Grove, Section 4 Preliminary Plat. Ishmael Harris seconded the motion and the motion carried unanimously.

Planning and Zoning Commission

April 30, 2020

Meeting Minutes

4. UPDATES

4A. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills updated the Commission regarding the upcoming revisions to the B3 Code, the new online permitting and planning software that will be launched for the public, the mobile food vendor ordinance Staff is working to adopt, and current operations during COVID-19.

4B. Individual Requests from Planning & Zoning Commissioners on particular items to be listed on future agendas (no group discussion allowed).

There were no requests.

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 6:30 p.m. Glenn Johnson seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: June 25, 2020

AGENDA ITEM: 3B

TITLE:

Consider action to make a recommendation for the amendments to the Bastrop Grove Residential Planned Development District (Ordinance 2019-59), with a residential base use, to adjust standards for residential development on 67.111 acres, out of the Nancy Blakey Survey, Abstract 98, located south of Agnes Street and east of State Highway 304, an area currently zoned Planned Development District, within the City Limits of Bastrop.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

ITEM DETAILS:

Site Address: South of Agnes Street and east of State Highway 304 (Exhibit B)
Total Acreage: 67.111 acres
Legal Description: 67.111 acres out of Nancy Blakey Survey, Abstract 98
Property Owner: Holt Dunlop - Waymaker Ventures
Agent Contact: John Kim, PE, BGE, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: Bastrop Grove Residential Planned Development District
Future Land Use: Transitional Residential

BACKGROUND/HISTORY:

The applicant is requesting some amendments to the language of the adopted Bastrop Grove Residential Planned Development District. The original PDD zoning request was presented and approved at the November 12, and 26, 2019 City Council meetings.

The current ordinance has a base zoning district of Single-Family – 7 (previous zoning code) and included a Concept Plan with 337 residential and multi-family lots and eleven open space lots providing 5.36 acres of open space for the proposed development. Nothing within the main concept plan is being amended.

The applicant has requested text changes to the development standards contained within the Planned Development District document (Exhibit A).

Summary of Proposed Amendments:

- **Add an Administrative Adjustment to Development Plan process.** This will allow the Director of Planning & Development to make minor modifications to the development standards which:
 - A. Do not increase the overall density and/or traffic impacts of the development;

- B. Allows a deviation of up to 5% in a numerical standard in the Development Plan; or
- C. Has no significant adverse impact upon neighboring properties, the public, or persons who will occupy or use the proposed development.

Changes in allowable uses will not be approved administratively.

- **Changes to the amount and location of parking for the single-family and multifamily lots.** This complies with the intent of the Bastrop Building Block (B³) Code, which does not have a parking requirement.
- **Changes to the minimum dwelling unit sizes.**
 - 35-foot lots – reduced minimum from 1,000 square feet to 800
 - 40-foot lots – reduced from 1,000 square feet to 800
 - 50-foot lots – reduced minimum from 1,400 square feet to 1,000
 - Multiple-Family Dwelling Units – reduced from 600 square feet to 500

These changes will allow the homebuilder more flexibility with floor plans and housing products. The B³ Code defaults to the minimum dwelling requirements of the International Residential Code and this change is more in line with this standard.
- **Parking along streets** - Added language that roadways 20 to 26 feet wide will have no parking allowed on both sides, and 26 feet to less than 32 feet will only allow parking on one side. These are the base standards of the 2018 International Fire Code
 - **Staff recommends adopting the Bastrop Building Block Code Article 7.3 New Street Types instead.** These cross sections were studied during the Building Bastrop process and were established to provide a multimodal, walkable environment, while being fiscally sustainable for the City.
 - Rather than design each street within the development during the Public Improvement Plan process, this would provide established cross sections that will be used in future development.
- **Street side building setback encroachment for alley-loaded lots** – This would allow up to a one-foot protrusion from the building into the street side building setback on a corner lot.
- **Clarify the Differentiation Standards for construction.** This section was copied directly from the previous development codes. The intent of this section is to provide variety of building facades to create visual interest along the street. The new language echoes the requirements of the B³ Code.
- **Removed Example Lot Elevations** – These are unnecessary. The building plans will be reviewed against the Development Standards of this Planned Development District and the International Residential Code.



PUBLIC NOTIFICATION:

Notifications were mailed to 14 property owners within two hundred feet (200') of the subject property (Attachment 1) and two signs were placed on site on June 12, 2020. At the time of this report, no responses have been received.

POLICY EXPLANATION:

Zoning requests are reviewed by the Development Review Committee, which makes a recommendation to the Planning & Zoning Commission. The zoning application and P&Z recommendations are then forwarded to City Council for final approval.

The Development Review Committee met on May 28, 2020 and made the recommendation of denial of the Planned Development District amendments unless the following conditions are met:

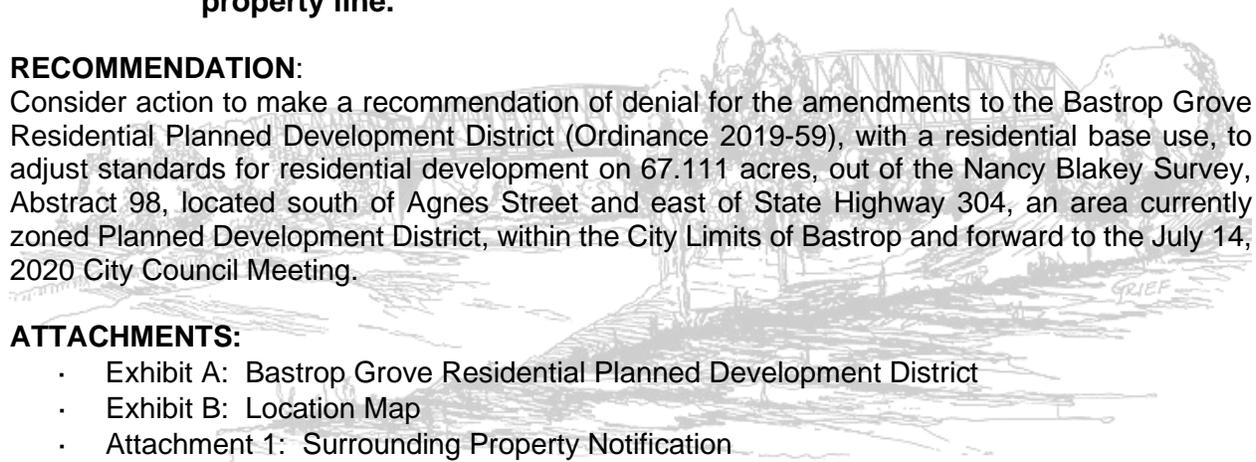
- **Change 1.5 Area Regulations, G Parking Regulations ii) Alley-Loaded Dwelling Units to read:**
 - **A minimum of two (2) parking spaces behind the main structure up to the 5-foot rear setback.**
- **Remove 1.7 Street Width, B & C and replace with:**
 - **Streets shall follow the adopted Street Type cross-sections from the B³ Code (Article 7.3). Any modifications to the street cross sections needed to fit in existing rights-of-way must occur between back of curb and the property line.**

RECOMMENDATION:

Consider action to make a recommendation of denial for the amendments to the Bastrop Grove Residential Planned Development District (Ordinance 2019-59), with a residential base use, to adjust standards for residential development on 67.111 acres, out of the Nancy Blakey Survey, Abstract 98, located south of Agnes Street and east of State Highway 304, an area currently zoned Planned Development District, within the City Limits of Bastrop and forward to the July 14, 2020 City Council Meeting.

ATTACHMENTS:

- Exhibit A: Bastrop Grove Residential Planned Development District
- Exhibit B: Location Map
- Attachment 1: Surrounding Property Notification



Bastrop Grove Residential Planned Development District

Revised on May 26, 2020

by

WMV Bastrop 71, LLC

and

BGE, Inc.

Bastrop Grove Planned Development District

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Chapter 1 – Zoning

Section 1 – SF-7 – Single Family Residential 7 District Base Zoning

1.1 General Purpose and Description

The Bastrop Grove Residential Planned Development District is a master planned neighborhood to be comprised of a mix of lots smaller than the minimum standards currently offered in the Bastrop Code of Ordinances. The Single-Family 7 (SF-7) district will act as the base-zoning district for any standard not listed in this document.

1.2 Administrative Adjustment to the Development Plan

The Director of Planning & Development shall have the authority to administratively approve a minor adjustment to the standards and requirements of the Planned Development. A minor adjustment is one which:

- A Does not increase the overall density and/or traffic impacts of the development;
- B Allows a deviation of up to 5% in a numerical standard in the Development Plan; or
- C Has no significant adverse impact upon neighboring properties, the public or persons who will occupy or sue the proposed development

Changes in allowable uses will not be approved administratively.

1.3 Permitted Uses

- A Single-family detached dwellings
- B Two-family residence (duplex)
- C Multiple-family dwelling greater than two (2) units per building

1.4 Height Regulations

- A Maximum Height: Two and one-half (2 ½) stories for the main building. Overall height must be less than thirty-five (35') feet
- B One story for accessory buildings without garages

1.5 Area Regulations

- A Size of Lots
 - i) Minimum Lot Area – three thousand eight hundred fifty (3,850) square feet
 - ii) Minimum Lot Width – Thirty-five feet (35') as measured at the building setback line
 - iii) Minimum Lot Depth – One hundred ten feet (110'), with fifteen percent (15%) of lots at ninety-five (95') minimum
 - iv) A minimum of five percent (5%) of the total number of residential lots will have a lot width of fifty feet (50') as measured at the building setback line
- B Size of Yards (See Figure #2)
 - i) Minimum Front Yard – Fifteen feet (15')
 - ii) Minimum Interior Side Yard – Five feet (5')
 - iii) Minimum Exterior (Corner) Side Yard – Fifteen feet (15')
 - iv) Minimum Rear Yard – Fifteen feet (15'); twenty feet (20') on residential properties abutting nonresidential uses; five feet (5') on lots with alley-loaded garages rear parking
- C Front yard setbacks on single-family lots wider than forty feet (40') will be required to be staggered by an additional five feet (5') every third adjoining lot on the same block
- D Building Separation (Multiple-family dwelling units) – ~~One story, fifteen feet (15'); two stories, twenty feet (20')~~ Separation distance between buildings shall meet all fire code requirements

- E Maximum Lot Coverage – Sixty percent (60%) by main buildings and accessory buildings
- F Maximum Impervious Cover – Sixty percent (60%)
- G Parking Regulations
 - i) Single-Family Dwelling Units
 - ~~1. A minimum of two (2) uncovered spaces between the front building line and right-of-way on the same lot as the main structure.~~
 - 1. Each front loaded single-family home will have a minimum of two parking spaces, covered or uncovered, behind the front building setback. Additional uncovered parking spaces will be allowed between the building setback line and right-of-way
 - 2. On-site parking is not allowed to be located within the right-of-way and back of curb.
 - ii) Alley-Loaded Dwelling Units
 - 1. A minimum of two (2) covered parking spaces behind between the rear building line on the same lot as the main structure. and alley
 - iii) Multiple-Family Dwelling Units
 - ~~1. A minimum of two (2) covered spaces for each unit behind the front building line on the same lot as each dwelling unit~~
 - 1. A minimum of two (2) parking spaces for each dwelling unit
- H Dwelling Unit Ranges
 - i) Single-Family Dwelling Units
 - 1. Thirty-five (35) foot lot – One thousand eight hundred ~~(1,000)~~ (800) to three thousand five hundred (3,500) square feet
 - 2. Forty (40) foot lot – One thousand eight hundred ~~(1,000)~~ (800) to four thousand (4,000) square feet
 - 3. Fifty (50) foot lot – One thousand four hundred ~~(1,400)~~ (1,000) to four thousand three hundred (4,300) square feet
 - ii) Multiple-Family Dwelling Units – Six Five hundred ~~(600)~~ (500) to three thousand (3,000) square feet

1.6 Parks and Open Space Requirements

Parks and open spaces within the subdivision will intend to provide walkable and bike-able routes, space for active and passive recreation, playscape items, and shade trees in accordance with the City of Bastrop’s approved plant list.

- A Park areas – Development to include a minimum of 1 acre of park per 100 lots
 - i) Parks within the Planned Development to be maintained by the Homeowner’s Association
 - ii) Acreage within easements will be counted at 50% credit, while unencumbered acreage will be counted at 100%
 - iii) Open space lots to include minimum one three-quarters (0.75) acre open space lot and one-three (3) acre contiguous open space lot
 - iv) Improvement within the park acreage (such as trails or dog parks) will be detailed in the preliminary plat
 - v) Open space lots should not exceed a maximum of 60% on-site impervious cover
- B One (1) tree will be required every forty (40) linear feet of street frontage

1.7 Street Widths

Collector streets shall have a minimum dedicated right-of-way of sixty (60’) feet and a minimum paving width curb to curb of thirty-eight (38’) feet. Local streets shall have a minimum dedicated right-of-way of fifty (50’) feet and a minimum paving width curb to curb of thirty (30’) feet. See Figure #1.

- A Streets abutting the parkway shall have a minimum dedicated right-of-way of fifty (50') feet and a minimum paving width curb to curb of twenty-four (24') feet.
 - i) Parking will not be permitted on both sides of the roadway, except for the following provision;
 - 1. A bump out can be provided to allow sections of eight (8') feet parallel parking spaces.
 - 2. Streets abutting the parkway shall have a minimum dedicated right-of-way of fifty (50') feet and a minimum paving width curb to curb of twenty-four (24') feet.
- B Roadways with face of curb to face of curb widths of 20 feet to 26 feet in width shall be marked on both sides of the roadway as "NO PARKING – FIRE LANE" in accordance with City of Bastrop Fire Lane Detail. (IFC Section D103.6.1)
- C Roadways with face of curb to face of curb widths of more than 26 feet and less than 32 feet in width shall be marked on one side of the roadway as "NO PARKING – FIRE LANE" in accordance with City of Bastrop Fire Lane Detail. (IFC Section D103.6.2)

1.8 Special Requirements

- A Recreational Vehicles, travel trailers or mobile homes, may not be used for on-site dwelling purposes.
- B Electrical fencing and barbed wire are prohibited as perimeter fencing
- C Open storage is prohibited.
- D Swimming pools shall be enclosed by a security fence not less than six feet (6') in height. All swimming pools security fences shall be constructed so as not to have openings, holes or gaps larger than two inches (2") in dimension, except for doors and gates. All doors and gates shall be equipped with self-closing, self-latching devices.
- E All residential structures shall have roof slopes with a minimum 4:12 pitch.
- F Sidewalks are required on both sides of the street.
- G ~~At least 50% of the driveways will be paired on alternate lot lines to allow for additional street parking. Each lot will include a total four (4) parking spaces, two spaces in the garage and two spaces in the driveway.~~
- H Residential lots with 5-foot setbacks will need to comply with regulations listed in the currently adopted City of Bastrop fire code.
- I All drainage easements within the subdivision will be maintained by the Property Owner's Association.
- J All drainage designs and calculations shall comply with all standards and processes outlined in the City of Bastrop Drainage Manual at the time of preliminary plat submittal.
- K Utility design will comply with the City of Bastrop design standards at the time of preliminary plat submittal.
- L A minimum of five percent (5%) of the total number of dwelling units will consist of multiple-family dwelling units.
- M The northern entrance into the property along TX-304 will be a right-in-right-out access driveway.
- N For alley-loaded lots, a maximum of a one foot (1') protrusion will be allowed in the street side building setback.
- O Other regulations – as established in the Development Standards, Sections 1 and 2, except as stated here.

Chapter 2 – Development Standards

Section 1 – Exterior Construction Requirements

1.1 Exterior Construction Standards:

- A. *Definitions:* For the purpose of this section the following definitions shall apply:
1. *Masonry exterior construction* shall include all construction of stone material (including artificial stone), brick material, concrete masonry units, or concrete panel construction, which is composed of solid, cavity, faced, or veneered-wall construction.

The types of allowable masonry construction are listed below:

- a. *Stone Material:* Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable.
 - b. *Brick Material:* Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material that meets the latest standard contained within the building code. Unfired or underfired clay, sand, or shale brick are not allowed.
 - c. *Concrete Masonry Units:* Concrete masonry units used for masonry construction shall meet the latest standard contained within the building code. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish, and be integrally colored. Lightweight concrete block or cinder block construction is not acceptable as an exterior finish.
 - d. *Concrete Panel Construction:* Concrete finish, pre-cast panel or tilt wall construction shall be painted, fluted, or exposed aggregate. Smooth or untextured concrete finishes are not acceptable unless painted.
 - e. *Plaster Finishes:* Plaster (stucco) shall have a minimum overall thickness of 7/8".
2. *Siding* shall include fiber cement (e.g. Hardiplank) or wood products excluding vertical panels.
- B. Masonry exteriors and siding like hardiplank are acceptable exterior construction materials.

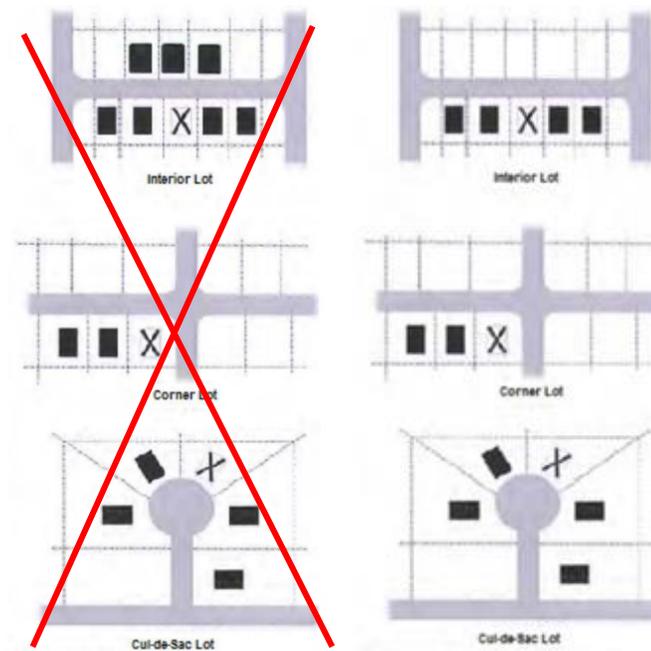
1.2 Construction Standards:

- A. *Construction standards:* The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new, altered or repaired construction occurring within the City.
1. *Residential Zoning Districts:*
 - a. Concrete, excluding 'siding' as defined above, or metal exterior construction is not permitted on any structural exterior wall in any residential use zoning district
 - b. Exemptions:
 - (1) An accessory building two hundred and forty (240) square feet or less are excluded from this prohibition.
 - (2) On temporary construction buildings with a permit issued by the City Building Official.
 - c. *Residential Design Standards:*
 - (1) *Similarity Restrictions.* Except as provided in subsection (i) below, no new dwelling that is similar in appearance to a neighboring dwelling is permitted. The standards to

determine such similarity are set forth below and shown by example in the figure contained in this section.

(i) *Differences in Appearance.*

- (a) Differences in bulk and massing shall be reviewed for the lots on either side of the proposed dwelling on the same side of the street, as shown in the following figure.
- (b) Where lots are interrupted by an intervening street, public parkland, or similar feature of at least 50 feet in width, no review shall be necessary.
- (c) The proposed building shall be considered different from any vacant lot for which no Building Permit has been issued without requiring further documentation.
- (d) **X-Home under Construction, should be different than the ■homes.**



(ii) *Differentiation.* The proposed dwelling shall differ from other applicable dwellings by providing different variations in the front façade. This can be met through the use of different floor plans, mirrored building façades, or changes in plane on the front façade. All structures must have at least one articulation or change in plane, but no more than three, on the front façade of the house, or at least one architectural projection, (front porch, stoop, bay window, dormer, etc.) included on the front façade that may encroach into the front setback up to five feet. The proposed dwelling shall differ from other applicable dwellings in at least two of the four criteria listed below (see Figures 9-12).

- ~~(a) The dwelling differs in the number of full stories.~~
 - ~~Single-story; or~~
 - ~~Two-story~~
- ~~(b) The dwelling has a different type of garage.~~
 - ~~Front loaded garage (one or two car);~~

- ~~Side-loaded garage; or~~
- ~~Detached garage.~~
- ~~(c) The dwelling has a different roof type~~
 - ~~Gable;~~
 - ~~Hip;~~
 - ~~Gambrel;~~
 - ~~Mansard; or~~
 - ~~All of the above roof types are rotated 90 degrees.~~
- ~~(d) The dwelling has different variations in the front facade.~~
 - ~~The garage is set back a minimum of 4 feet from the front facades.~~
 - ~~A covered, open-walled porch at least 6 feet in depth extends a minimum of 33% of the width of the front facade; or~~
 - ~~Other articulation of the front facade at least 4 feet in depth extends at least 33% of the width of the front facade.~~

(iii) *Application Review.*

- (a) Acceptable documentation may include photographs of the other structures in question (no building elevations are required).
- (b) A subdivision or phase thereof may be reviewed as a whole for conformity with this requirement, provided that adequate documentation to ensure conformity is submitted with the plat. Such documentation is not required to be recorded as part of the plat.
- (c) The Building Official shall review the submitted documentation and any previously approved Building Permits and make a determination. Where the Building Official finds that a dwelling for which a Building Permit is being requested is similar in appearance based on the standards above, the Building Permit shall be denied.

Section 2 – Supplemental Regulations

2.1 Setbacks

All setback measurements shall be made in accordance with Figures 4, 5, and 6.

2.2 Front Yard

- A On all corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless approved specifically otherwise on a final plat. Where single-family lots have: double frontage, extending from one street to another, or are on a corner, a required front yard shall be provided on both streets unless a side or rear yard building line has been established along one frontage on the plat, in which event only one required front yard need be observed. The side and/or rear yards in the case of single-family uses shall be identified and the front of the structure shall not face the side or rear yard (see Figure 7). For lots on a corner, the property line having the narrowest dimension shall be considered the front.
- B The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet (4'), and subsurface structures, platforms or slabs may not project into the front yard to a height greater than thirty inches (30") above the average grade of the yard (see Figure 3).
- C Minimum lot widths for lots with predominate frontage on the curved radius of a dedicated cul-de-sac street shall be forty feet (40'), measured at the front building line.
- D Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front, side, or rear yard shall be measured from the future right-of-way line.
- E Roof overhangs up to four feet (4') and A/C units are specifically allowed within the interior side yard.

2.3 Side Yards

- A. Every part of a required side yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, and other architectural features not to exceed twelve inches (12") into the required side yard, and roof eaves projecting not to exceed thirty-six inches (36") into the required side yard. Air conditioning compressors and similar equipment are permitted in the side yard.
- B. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare, upon which a lot abuts, then the front, side, or rear yard shall be measured from the future right-of-way line.

2.4 Rear Yards

- A. Minor building elements – including decks, patios, and terraces – may encroach into the required rear yard setback.

2.5 Sight Visibility

Visual clearance shall be provided in all zoning districts so that no fence, wall, architectural screen, earth mounding or landscaping three feet (3') or higher above the street center line obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection as follows:

- A. At a street intersection, clear vision must be maintained for a minimum of twenty-five feet (25') across any lot measured from the corner of the property line in both directions (see Figure 8).
- B. At an intersection with an alley, this clearance must be maintained for ten feet (10') (see Figure 8).

- C. Shrubs and hedges three feet (3') or less in height, as measured from the centerline of the street, may be located in the visual clearance areas of all districts.

2.6 Fencing and Screening

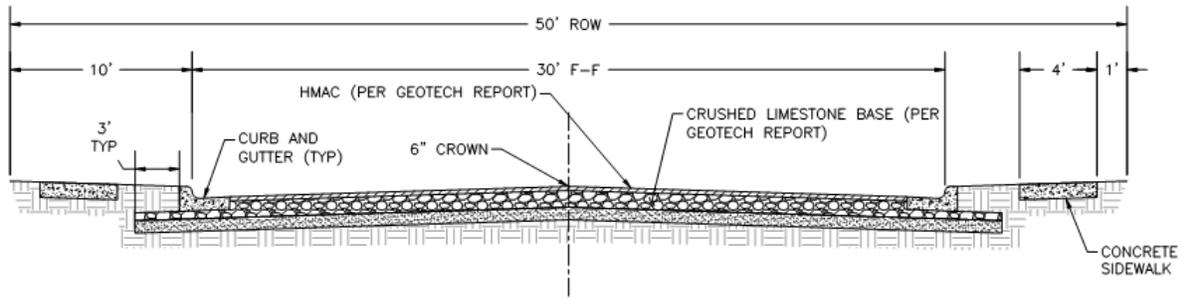
- A. Fences that abut open space must have open, metal decorative fencing.
- B. Fences for rear property lines along the right-of-way must have open, metal decorative fencing.
- C. Chain link, woven wire mesh or similar materials are not considered decorative fencing.
- D. If a screening wall has been constructed between nonresidential and residential uses, a fence will not be required on the residential property.
 - 1. If a fence is constructed for the residential use prior to the development of the nonresidential use, the fence is encouraged to be removed once the screening wall for the nonresidential use is constructed.
- E. One (1) two-inch caliper tree will be required to be planted in the rear lot of any residential property abutting a nonresidential use.

2.7 Street Lighting

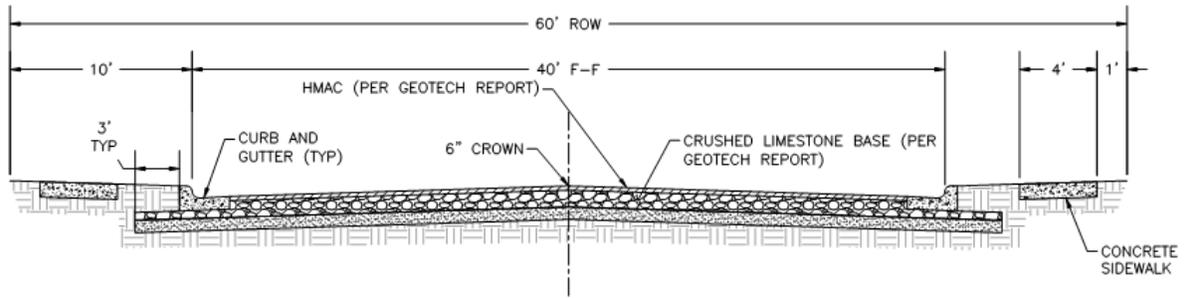
The installation of street lights and associated facilities shall be coordinated with Bluebonnet Electric Cooperative. Lighting design shall comply with the City of Bastrop lighting standards at the time of preliminary plat submittal.

Appendix A – Figures

FIGURE #1
Typical Street Sections

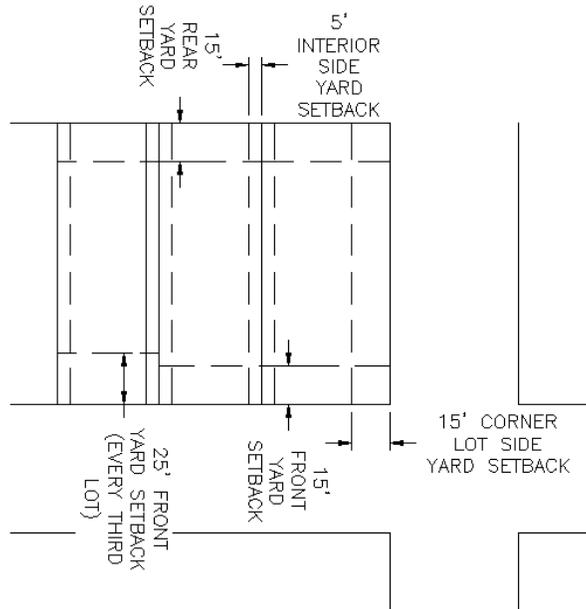


MINOR OR LOCAL STREET
TYPICAL SECTION
N.T.S.

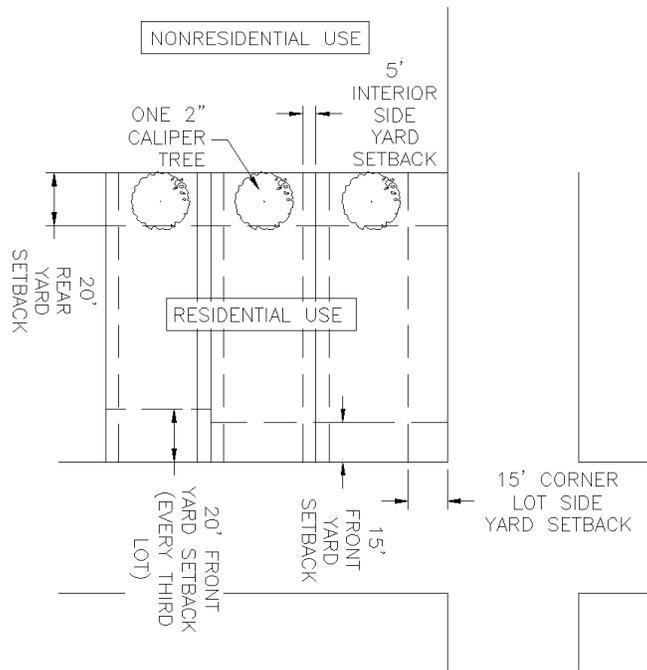


COLLECTOR TYPICAL SECTION
N.T.S.

FIGURE #2
Lot Setback Exhibits



TYPICAL YARD SETBACK EXHIBIT
 (1:50 SCALE)



TYPICAL YARD SETBACK EXHIBIT
 (RESIDENTIAL USE ABUTTING NONRESIDENTIAL USE)
 (1:50 SCALE)

FIGURE #3
Front Yard Measurement Exhibit

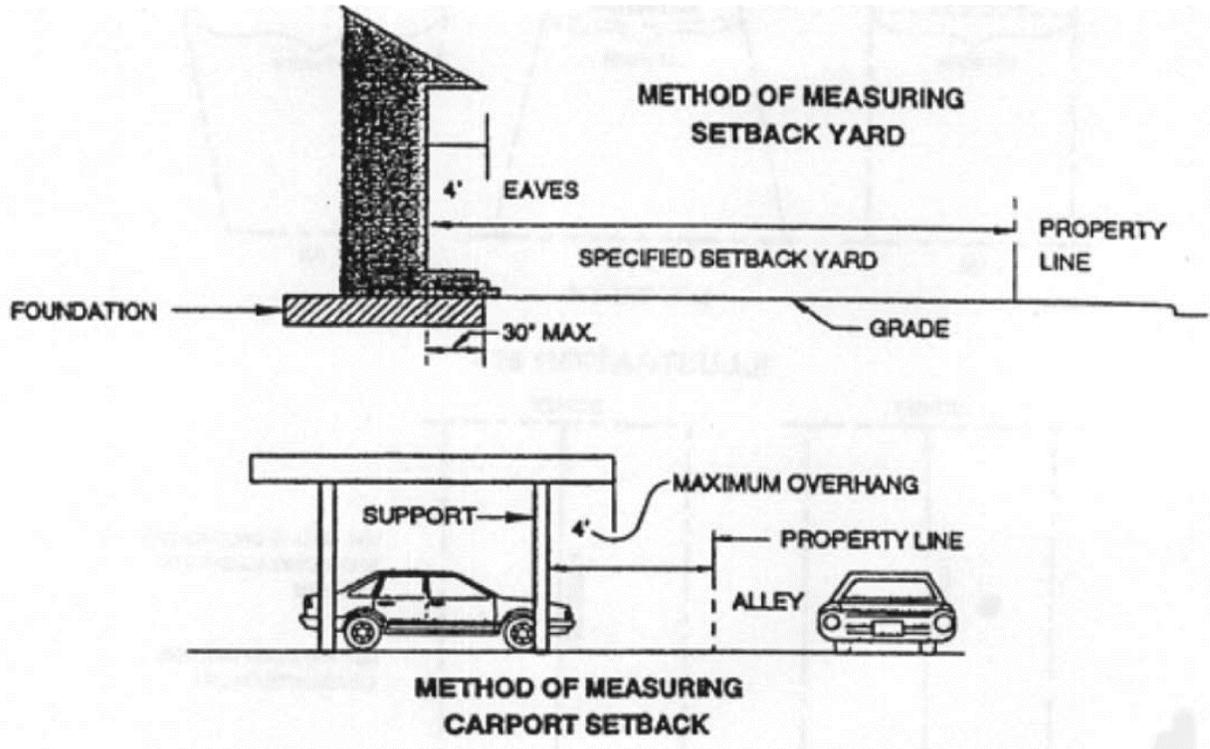


FIGURE #4
Lot Width Exhibit

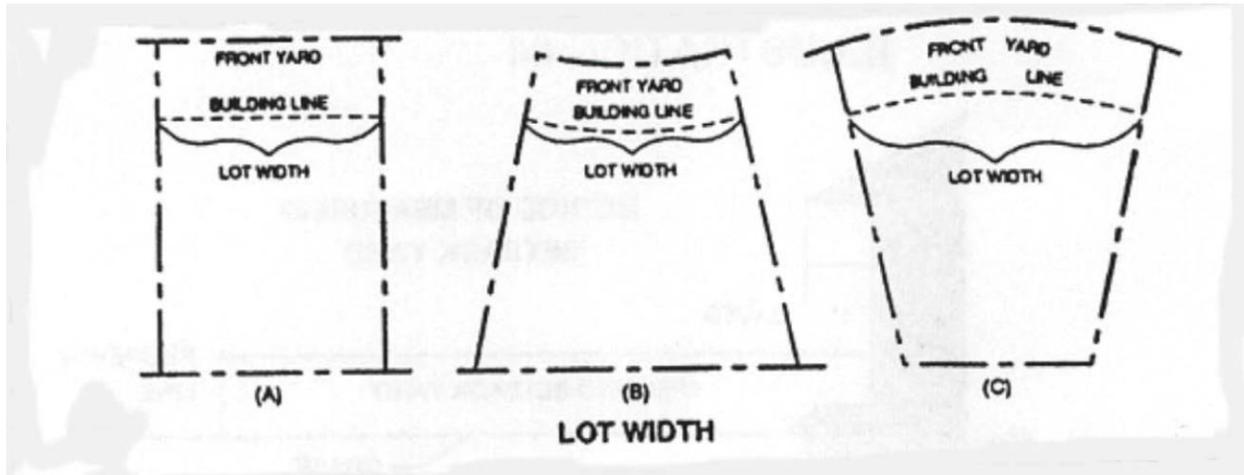


FIGURE #5
Lot Area & Depth Exhibit

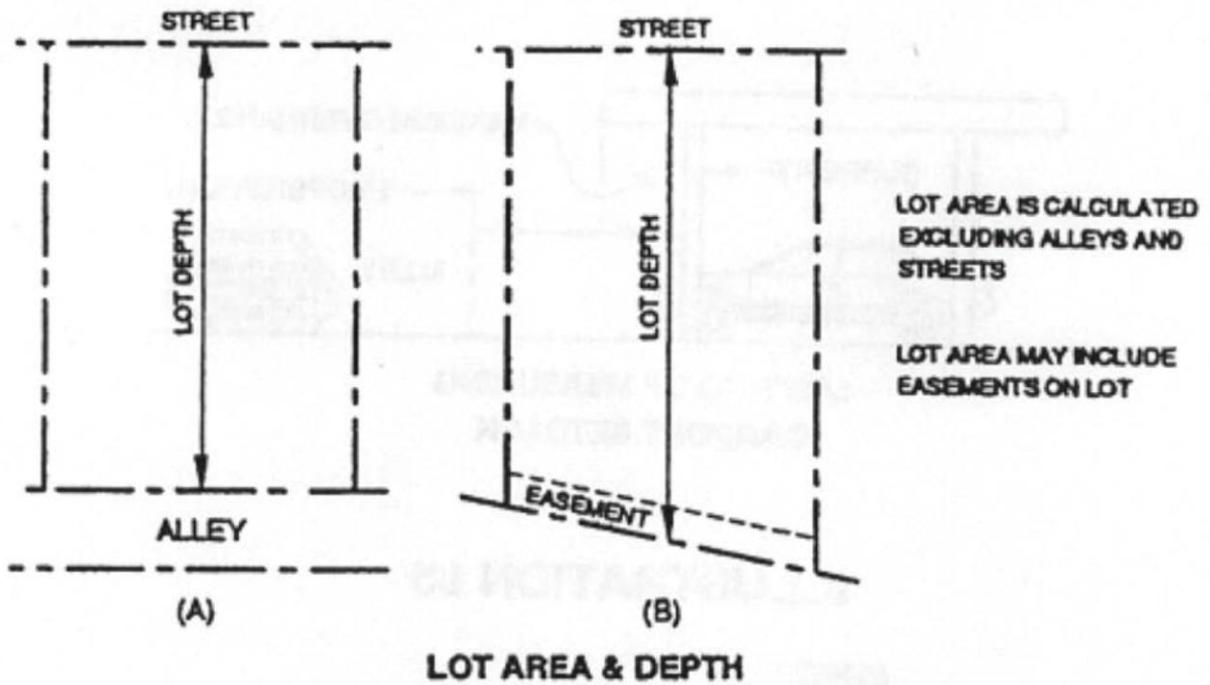


FIGURE #6
Lot Yard Exhibit

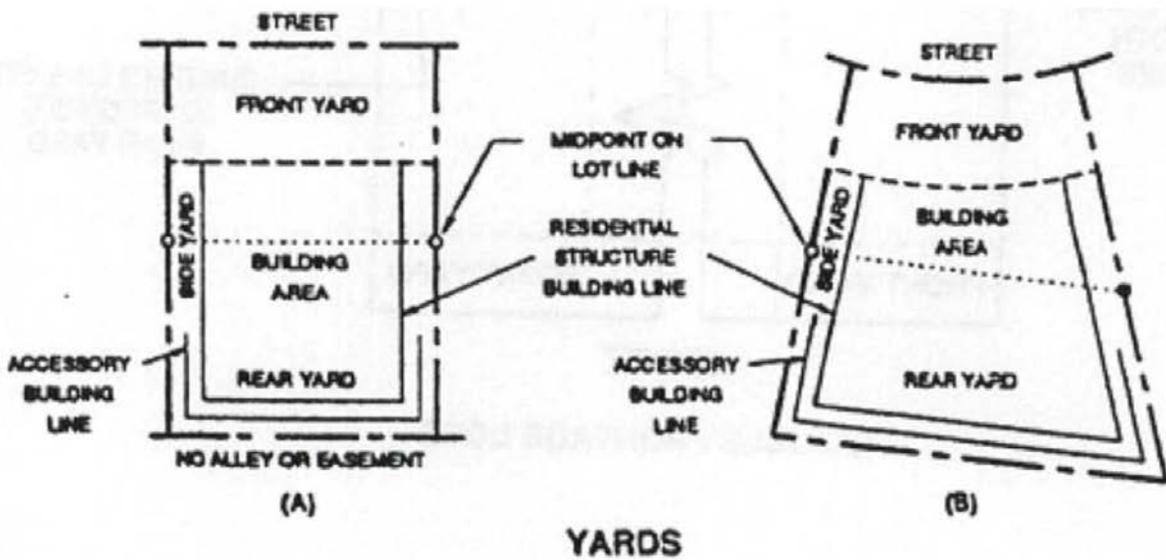


FIGURE #7

Corner Lot Exhibit

CORNER LOT

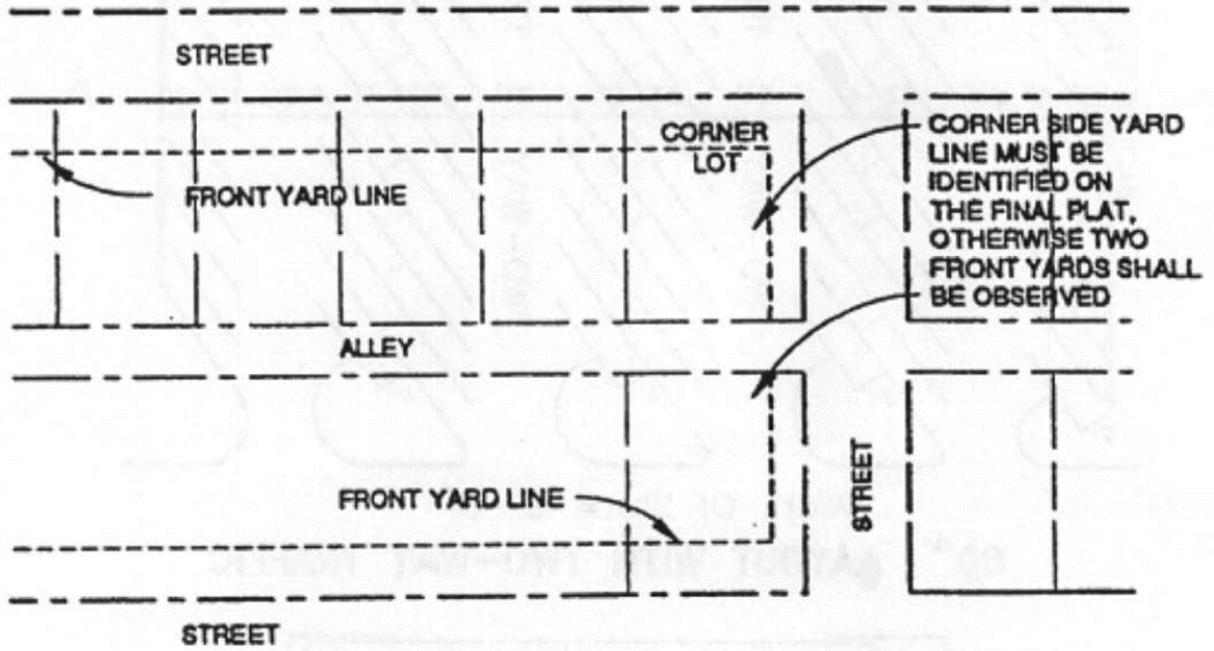


FIGURE #8

Fence & Sight Requirements for Corner Lots

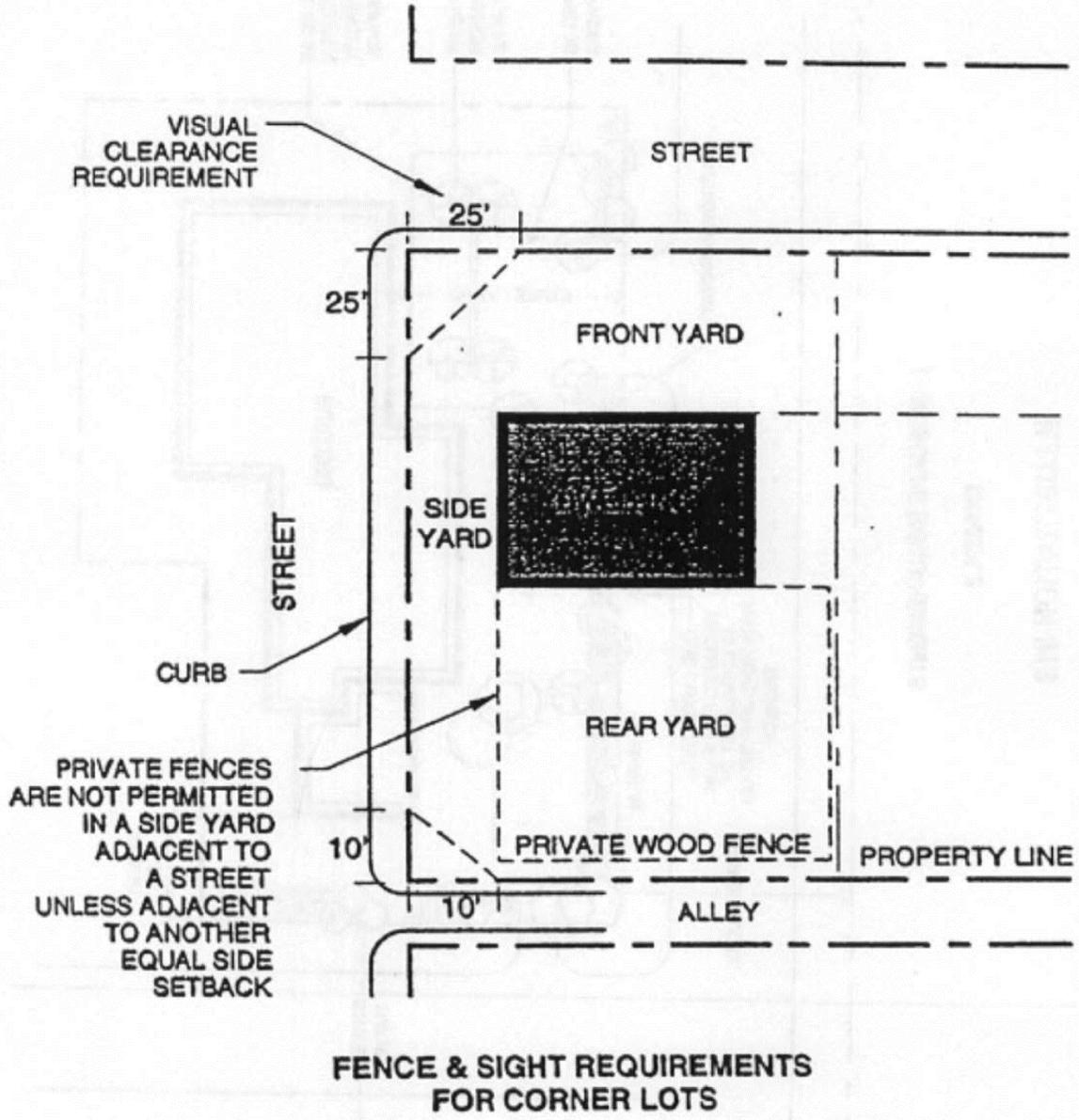


FIGURE #9
Example 40' Lot Elevation

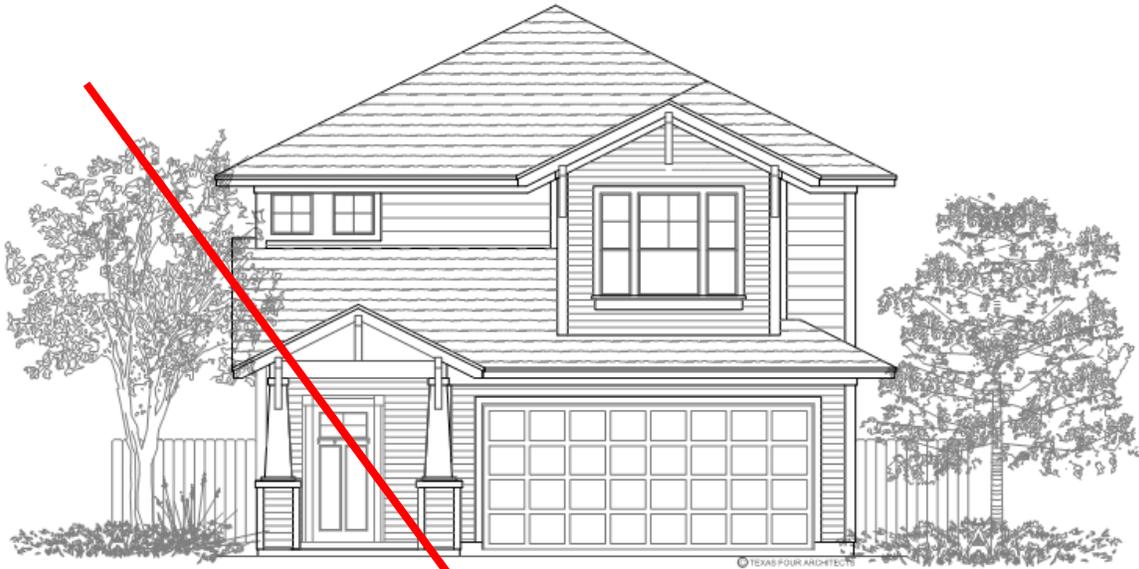


FRONT ELEVATION - A



FRONT ELEVATION - B

FIGURE #10
Example 40' Lot Elevation



FRONT ELEVATION - A



FRONT ELEVATION - B

FIGURE #11
Example 40' Lot Elevation

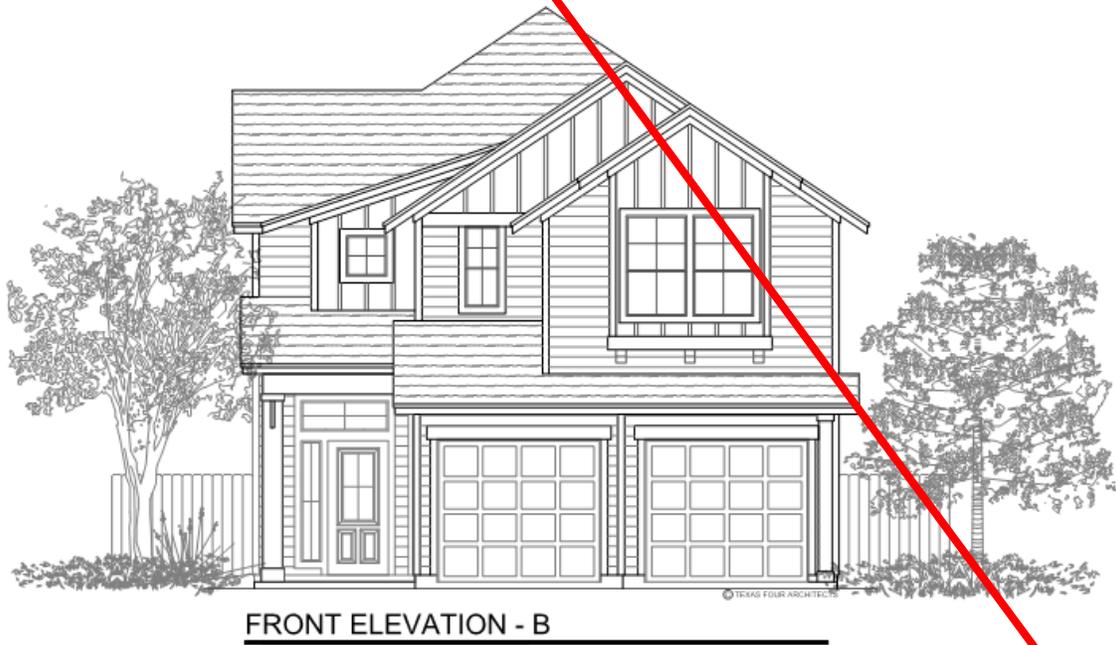
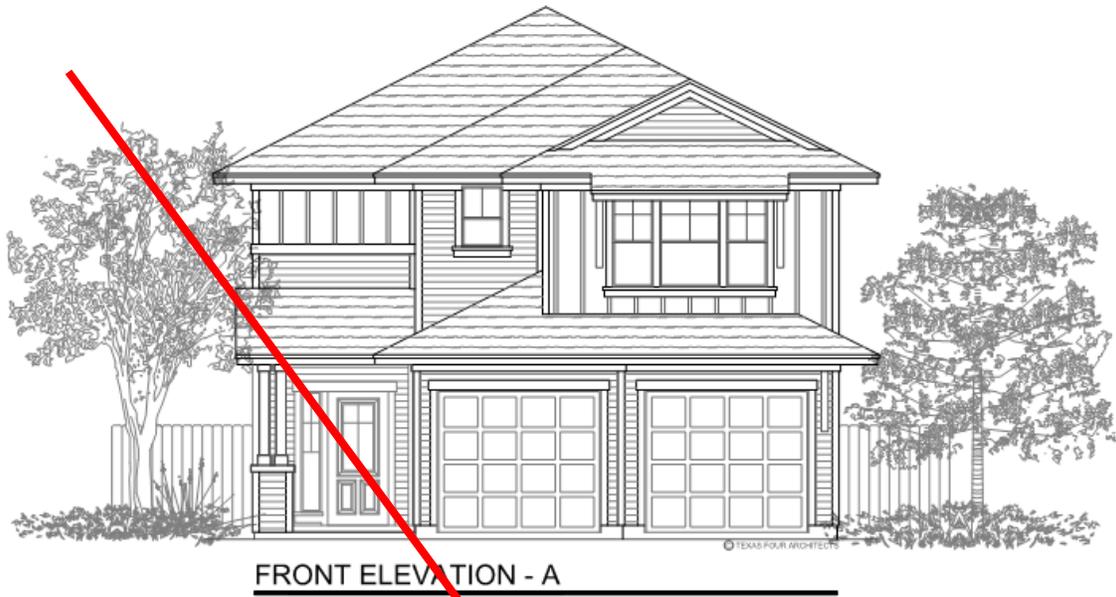


FIGURE #12
Example 40' Lot Elevation

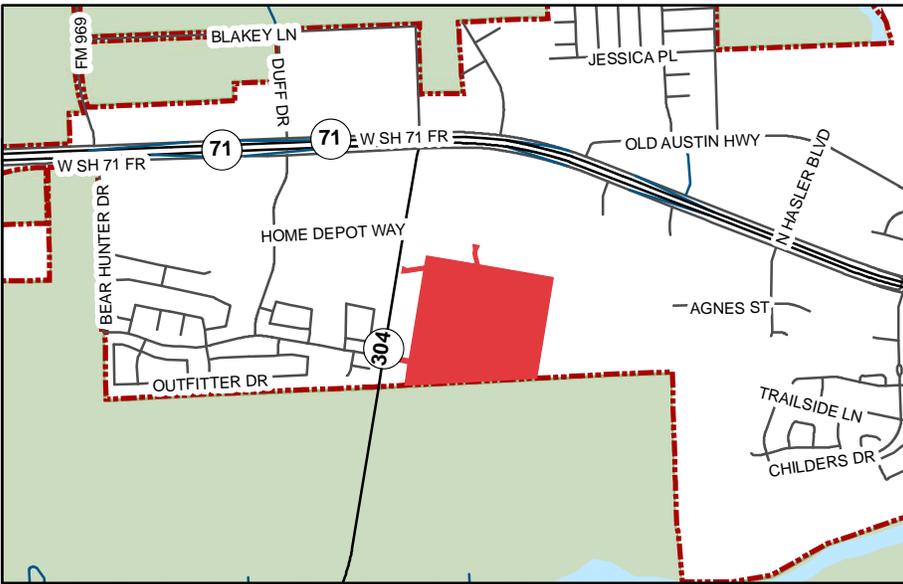


FRONT ELEVATION - A



FRONT ELEVATION - B

Exhibit A Location Map



The Grove Planned Development District

Date: 7/10/2019

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.



1 inch = 500 feet



**Notice of Pending Rezoning Approval
City of Bastrop
Planning & Zoning Commission And City Council**



Dear Property Owner:

The **Planning & Zoning Commission** will conduct a public hearing on **Thursday, June 25, 2020 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, July 14, 2020 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** on the request to approve or disapprove an ordinance for an amendment to Bastrop Grove Residential Planned Development District, with a residential base use, to adjust standards for residential development on 67.111 acres, out of the Nancy Blakey Survey, Abstract 98, located south of Agnes Street and east of State Highway 304, an area currently zoned Planned Development District, within the City Limits of Bastrop.

Applicant: BGE Inc./John Kim, P.E.
Owner: WayMaker Ventures/Holt Dunlop
Address: South of Agnes Street and east of State Highway 304
Legal Description: 67.11 acres out of the Nancy Blakey Survey, Abstract 98

The site location map is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances Rezone Regulations. For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

For additional information, please visit or call the Planning & Development offices.



PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: _____
Property Address: _____
Phone (optional): _____
Mailing Address: _____
Email (optional): _____
Property Owner's Signature: _____

Comments: (Optional)

Please provide reply to the address below, via fax (512) 332-8829, or email: plan@cityofbastrop.org

RE: RZNE_Bastrop Grove PDD Amendment

PLANNING & DEVELOPMENT



Development Review Committee

Formal Action – May 28, 2020

Project: Bastrop Grove Planned Development District Amendment

Members Present: **Trey Job, Assistant City Manager of Development Services**
Matt Lewis, Planning
Eric DeArmitt, Assistant Fire Chief
Tony Buonodono, City Engineer
Curtis Ervin, Bastrop Power and Light

DECISION

The Development Review Committee reviewed the above referenced project and will make a recommendation for denial to the Planning & Zoning Commission by a vote of 5 to 0.

BASIS OF DECISION

Unless otherwise noted, all references are from the Zoning Concept Scheme Checklist in the Development Manual adopted with Ordinance Number 2020-03.

Action Items:

1. The first comment from the last Action Form was intended to be for G.ii.1 regarding alleys instead of G.iii.1 regarding multifamily lots. Please update G.ii.1.
2. Remove Figure 1 from Appendix A. Update 1.7 Street Widths to remove all current text and replace with “Streets shall follow the adopted Street Type cross-sections from the B³ Code. Any modifications to the street cross sections needed to fit in existing rights-of-way must occur between back of curb and the property line.”

Informational Items:

3. The fire lane language was a minimum requirement if the cross sections were not used.
4. The B³ Code Street Type cross sections will be recommended to the Commission to consider approval.