

Planning & Zoning Commission Meeting
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8840



Agenda – January 30, 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.

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

1A. Introduction of Ken Flynn, Interim Planning & Development Director.

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

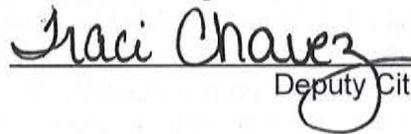
- 3A. Consider action to approve meeting minutes from the November 21, 2019 Meeting of the Planning & Zoning Commission.
- 3B. Presentation on the Comprehensive Plan, Chapter 5 – Land Use & Community Image and discussion on changes to the Future Land Use Map and descriptions to reflect the Bastrop Building Block (B³) Code Character Districts and Place Type Zoning Districts.
- 3C. Hold public hearing and consider action to recommend approval of an ordinance of the City Council of the City of Bastrop, Texas adopting updates to the Development Manual in compliance with Bastrop Building Block (B³) Code, including updates to the Plat Checklist, Site Development Plan Checklist and creating a Municipal Utility District (MUD) - Public Improvement Plan Checklist, and amend Article 4.2 of the B³ Technical Manual to refer to the requirements outlined in the Development Manual and forward to City Council for approval.

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: JAN. 23, 2020, 2020 at 12:00 p.m. and remained posted for at least two hours after said meeting was convened.



Deputy City Secretary



STAFF REPORT

MEETING DATE: January 30, 2020

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the November 21, 2019 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Vivianna Nicole Hamilton, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

November 21, 2019

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, November 31, 2019 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

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

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

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the October 31, 2019 Meeting of the Planning & Zoning Commission.

Glenn Johnson requested the October 31, 2019 Meeting Minutes be amended to reflect both Glenn Johnson and Ishmael Harris as being present at the meeting. Greg Sherry requested the October 31, 2019 Meeting Minutes be amended to reflect himself as being absent. Pablo Serena made a motion to recommend approval of the October 31, 2019 Meeting Minutes, including the amendments as proposed. Greg Sherry seconded the motion and the motion carried unanimously.

- 3B. Consider action to approve the Bastrop Grove Section 2, Lot 6 Final Plat, being 1.194 acres out of Nancy Blakey Survey, Abstract 98, located in the 600 Block of West State Highway 71, as shown in Exhibit A, within the City Limits of Bastrop, Texas.

Jennifer Bills presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

Matt Lassen made a motion to recommend approval of the Bastrop Grove Section 2, Lot 6 Final Plat, being 1.194 acres out of Nancy Blakey Survey, Abstract 98, located in the 600 Block of West State Highway 71, as shown in Exhibit A, within the City Limits of Bastrop, Texas. Cynthia Meyer seconded the motion and the motion carried unanimously.

Planning and Zoning Commission

November 21, 2019

Meeting Minutes

- 3C. Consider action to approve with conditions, Hunter Subdivision, Lots 1-A and 1B, a replat of Hunter Subdivision Lot 1, located at 2207 and 2209 Pecan Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

Jennifer Bills presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

The Commission asked why Staff asks for the topo lines on the face of the plat. Staff replied it allows them to properly analyze the drainage for the lot. Staff also stated they would be taking an amendment to the ordinance to City Council so that plat submittals will be required to have the topo lines on the initial submittal, but can be removed off the face of the plat when it was time to record the plat at the County Clerk's Office.

Glenn Johnson made a motion to recommend approval of Hunter Subdivision, Lots 1-A and 1B, a replat of Hunter Subdivision Lot 1, located at 2207 and 2209 Pecan Street, within the city limits of Bastrop, Texas, as shown in Exhibit A. Matt Lassen seconded the motion and the motion carried unanimously.

- 3D. Public hearing and consider action to make a recommendation on rezoning Farms End Estates Lot 3, located at 1706 Farm Street, from P-5 Core (previously Form-Based Code – Commercial Mixed Use) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Allison Land presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

Debbie Moore opened the Public Hearing.

Bo Reynolds, property owner of 1706 Farm Street, spoke that he was in favor of the rezone.

Debbie Moore closed the Public Hearing.

Pablo Serna made a motion to recommend approval of rezoning Farms End Estates Lot 3, located at 1706 Farm Street, from P-5 Core (previously Form-Based Code – Commercial Mixed Use) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Matt Lassen seconded the motion and the motion carried unanimously.

- 3E. Public hearing and consider action to make a recommendation on rezoning Emerson 71 Subdivision, located between East State Highway 71 and Industry Drive, from P-5 Core (previously Commercial 2 District) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Item withdrawn.

Planning and Zoning Commission

November 21, 2019

Meeting Minutes

- 3F. Public hearing and consider action to make a recommendation on rezoning Tahitian Village, Unit 1, Block 24, Lots 1612 & 1613, located between East State Highway 71 and Industry Drive, from P-5 Core (previously Commercial 2 District) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Allison Land presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

The Commission requested the reasoning behind why these requests were being made. Staff replied the reason for the requests was because the City of Bastrop had created an opportunity for residents to request a different character district if they were not in favor of their like-for-like rezone as a result of the changes in the B3 Code.

Debbie Moore opened the Public Hearing.

Debbie Moore closed the Public Hearing.

Matt Lassen made a motion to recommend denial of the request to rezone Tahitian Village, Unit 1, Block 24, Lots 1612 & 1613, located between East State Highway 71 and Industry Drive, from P-5 Core (previously Commercial 2 District) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Pablo Serna seconded the motion the motion carried four to three.

- 3G. Public hearing and consider action to make a recommendation on rezoning Piney Ridge, Section 3 Replat, Lot 47B, located at 250 Laura Lane, from P-2 Rural (previously Single-Family Residential-20) to P-3 Neighborhood, within the City Limits of Bastrop, Texas and forward to the November 26, 2019 City Council meeting.

Item withdrawn.

- 3H. Public hearing and consider action to make a recommendation on rezoning 0.683 acres of Farm Lot 37 East of Main Street, from P-3 Neighborhood (previously Form-Based Code-Neighborhood District) to P-5 Core located at 1302 State Highway 95 within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Allison Long presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

Debbie Moore opened the Public Hearing.

Debbie Moore closed the Public Hearing.

Planning and Zoning Commission

November 21, 2019

Meeting Minutes

Cynthia Meyer made a motion to recommend approval on rezoning 0.683 acres of Farm Lot 37 East of Main Street, from P-3 Neighborhood (previously Form-Based Code-Neighborhood District) to P-5 Core located at 1302 State Highway 95 within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Cheryl Lee seconded the motion and the motion carried unanimously.

- 3I. Public hearing and consider action to make a recommendation on rezoning 0.193 acres of Building Block 6, West of Water Street, from P-5 Core (previously Form-Based Code – Downtown Mixed Use District) to P-4 Mix, located at 1110 Water Street, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Allison Long presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

Debbie Moore opened the Public Hearing.

Debbie Moore closed the Public Hearing.

Cynthia Meyer made a motion to recommend approval on rezoning 0.193 acres of Building Block 6, West of Water Street, from P-5 Core (previously Form-Based Code – Downtown Mixed Use District) to P-4 Mix, located at 1110 Water Street, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Glenn Johnson seconded the motion and the motion carried unanimously.

- 3J. Public hearing and consider action to make a recommendation on rezoning 0.129 acres of Building Block 6 West of Water Street, from P-5 Core (previously Form-Based Code – Downtown Mixed Use District) to P-4 Mix at 703 Farm Street, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Allison Long presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

Debbie Moore opened the Public Hearing.

Debbie Moore closed the Public Hearing.

Glenn Johnson made a motion to recommend approval on rezoning 0.129 acres of Building Block 6 West of Water Street, from P-5 Core (previously Form-Based Code – Downtown Mixed Use District) to P-4 Mix at 703 Farm Street, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Cheryl Lee seconded the motion and the motion carried unanimously.

Planning and Zoning Commission

November 21, 2019

Meeting Minutes

- 3K. Public hearing and consider action to make a recommendation on rezoning 0.353 acres of Building Block 8, West of Water Street, from P-CS Civic Space (previously Form-Based Code – Historic Main Street District) to P-5 Core, located at 1028 Main Street, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Allison Long presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

Debbie Moore opened the Public Hearing.

Debbie Moore closed the Public Hearing.

Matt Lassen made a motion to recommend approval on rezoning 0.353 acres of Building Block 8, West of Water Street, from P-CS Civic Space (previously Form-Based Code – Historic Main Street District) to P-5 Core, located at 1028 Main Street, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Greg Sherry seconded the motion and the motion carried unanimously.

- 3L. Public hearing and consider action to make a recommendation on rezoning 0.2067 acres of Farm Lot 3 West of Main Street, located at 606 Cedar Street, from P-3 Neighborhood (previously Form-Based Code – Neighborhood District) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Jennifer Bills presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

There was discussion from the Commission on what constitutes a nuisance according to the code, the historical use and zoning of Tracy's Grocery, and the adjacent property.

Debbie Moore opened the Public Hearing.

Mark Conrardy, owner of the residence at 602 Cedar, stated he was not in favor of the rezone of this property.

Debbie Moore closed the Public Hearing.

Cynthia Meyer made a motion to recommend approval on rezoning 0.2067 acres of Farm Lot 3 West of Main Street, located at 606 Cedar Street, from P-3 Neighborhood (previously Form-Based Code – Neighborhood District) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Cheryl Lee seconded the motion. The motion failed to carry with a vote of three in favor and four against the motion made.

Planning and Zoning Commission

November 21, 2019

Meeting Minutes

- 3M. Public hearing and consider action to make a recommendation on rezoning 0.214 acres of Building Block 1 West of Water Street located at 701 Austin Street, from P-3 Neighborhood (previously Form-Based Code - Neighborhood District) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Jennifer Bills presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

There was discussion from the Commission on general layout of the property, the historical use and zoning of the property, and the surrounding neighborhood zoning.

Debbie Moore opened the Public Hearing.

Debbie Moore closed the Public Hearing.

Cheryl Lee made a motion to recommend approval on rezoning 1.866 acres of Bradford Subdivision, Lot 2 Fraction, located at 1903 Main Street, from P-3 Neighborhood (previously Single-Family 7) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Pablo Serna seconded the motion and the motion carried with a vote of four in favor and three against the motion made.

- 3N. Public hearing and consider action to make a recommendation on rezoning 1.866 acres of Bradford Subdivision, Lot 2 Fraction, located at 1903 Main Street, from P-3 Neighborhood (previously Single-Family 7) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Jennifer Bills presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

There was discussion from the Commission on the precedent this would set by rezoning this property, if this would be considered spot zoning, what the best approach should be for these kinds of requests in the North-End, and the overall intent of the B3 Code.

Debbie Moore opened the Public Hearing.

Joshua Gordon, owner of the residence at 1911 Main Street, are in favor of the proposed businesses that are asking for the zone change, but also wanted to ensure the neighborhood integrity would be kept if the rezone was granted.

Kerry Fossler, owner of 1903 Main Street, presented the vision to the Commission for what she intended to do on the property if it was rezoned.

Debbie Moore closed the Public Hearing.

Planning and Zoning Commission

November 21, 2019

Meeting Minutes

Matt Lassen made a motion to recommend approval on rezoning 1.866 acres of Bradford Subdivision, Lot 2 Fraction, located at 1903 Main Street, from P-3 Neighborhood (previously Single-Family 7) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Greg Sherry seconded the motion and the motion failed to carry with a vote of three in favor and four opposed to the motion made.

30. Public hearing and consider action to make a recommendation on rezoning 0.760 acres of Farm Lot 5, West of Main Street, located at 1910 Main Street and 2.467 acres of Farm Lot 5 West of Main Street, to the west of 1910 Main Street, from P-3 Neighborhood (previously Single-Family 7) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting.

Jennifer Bills presented to the Commission the information from the Staff Report that was distributed to the Commission in their packet.

There was discussion from the Commission on the precedent this would set by rezoning this property, if Conditional Use Permits were still allowed, and what would need to happen in order for this property be able to redevelop commercially.

Debbie Moore opened the Public Hearing.

Joshua Gordon, owner of the residence at 1911 Main Street, are in favor of the proposed businesses that are asking for the zone change, but also wanted to ensure the neighborhood integrity would be kept if the rezone was granted.

CE Wilkins, owner of 1910 Wilson Street, presented the vision to the Commission for what he intended to do on the property if it was rezoned.

Debbie Moore closed the Public Hearing.

Matt Lassen made a motion to recommend approval on rezoning 0.760 acres of Farm Lot 5, West of Main Street, located at 1910 Main Street and 2.467 acres of Farm Lot 5 West of Main Street, to the west of 1910 Main Street, from P-3 Neighborhood (previously Single-Family 7) to P-4 Mix, within the City Limits of Bastrop, Texas; and forward to the November 26, 2019 City Council meeting. Greg Sherry seconded the motion and the motion failed to carry with a vote of three in favor and four opposed to the motion made.

4. UPDATES

- 4A. Update on recent City Council actions regarding Planning Department items and go over the P&Z meeting schedule for 2020.

Lynda Humble addressed the Commission and informed them about the B3 Codes that were recently adopted.

Planning and Zoning Commission
November 21, 2019
Meeting Minutes

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

Debbie Moore requested the Commission continue to review of the Comprehensive Plan starting in the next calendar year. Lunda Humble informed the Commission they would also be looking at the Future Land-use Plan at the beginning of the next calendar year.

5. ADJOURNMENT

Glenn Johnson made a motion to adjourn at 8:30 p.m.. Cynthia Meyer seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: January 30, 2020

AGENDA ITEM: 3B

TITLE:

Presentation on the Comprehensive Plan, Chapter 5 – Land Use & Community Image and discussion on changes to the Future Land Use Map and descriptions to reflect the Bastrop Building Block (B³) Code Character Districts and Place Type Zoning Districts.

STAFF REPRESENTATIVE:

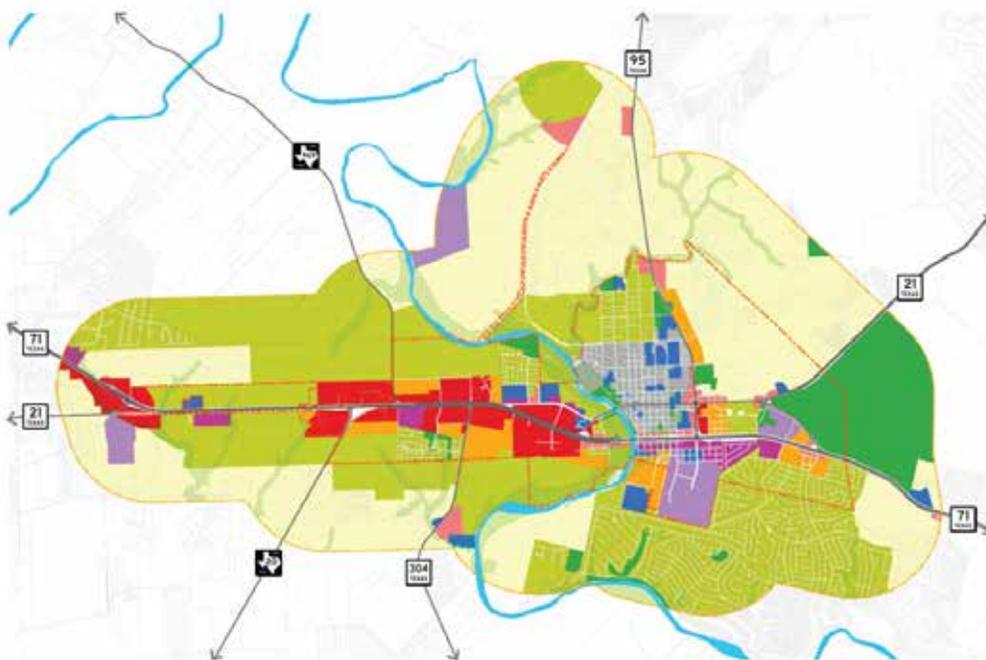
Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

BACKGROUND/HISTORY:

Under Texas Local Government Code, a governing body of a municipality may adopt a comprehensive plan for the long-range development of the city, which may include planning for land use, transportation, and public facilities. Additionally, the City Charter states that the Comprehensive Plan will contain recommendations for the growth, development, and beautification of the City and its extraterritorial jurisdiction.

Chapter 5 – Land Use & Community Image, provided analysis of existing land uses and created categories of Character Areas. These areas are depicted on the Future Land Use Map, which covers the area of the City Limits and Statutory Extraterritorial Jurisdiction (ETJ).

FUTURE LAND USE MAP



MAP 5-B:

LEGEND:

- CITY LIMITS
- STATUTORY ETJ
- PAVES & OPEN SPACES
- RURAL RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- TRANSITIONAL RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- PROFESSIONAL SERVICES
- DOWNTOWN BASTROP
- PUBLIC & INSTITUTIONAL
- INDUSTRY
- FLOODPLAIN OVERLAP

For each Character Area, there are corresponding preferred development types, general land uses allowed, and Zoning Districts that are consistent with the vision of the Comprehensive Plan.

Future Land Use Character Areas:

- Parks & Open Space
- Rural Residential
- Neighborhood Residential
- Transitional Residential
- Neighborhood Commercial
- General Commercial
- Professional Services
- Downtown Bastrop
- Public & Institutional
- Industry

Each of these Character Areas allows for a range of supported Zoning Districts, but does not leave much room for creating a mix of land uses within a smaller area, except for Downtown Bastrop, which allowed the Downtown Form-Based Code.

With the adoption the B³ Codes, the Character Districts provide a map of areas defined by the natural landscape, existing development patterns and provide historical context for future development. Each Character District provides descriptions and standards that will coordinate Place Types, Street Types, and Building and Block Types within each area.

The Place Type Zoning Districts translated the existing 30 Zoning Districts into eight new Place Types.

Place Type Zoning Districts

- P-1 Nature
- P-2 Rural
- P-3 Neighborhood
- P-4 Mix
- P-5 Core
- P-CS Civic Space
- P-EC Employment Center
- P-PD Planned Development

Update to Chapter 5

With the adoption of the new B³ Code, staff has the proposed the following considerations for updating Chapter 5.

- Rename Future Land Use *Character Areas* to Categories in order to distinguish from B³ Code Character Districts.
- Use the B³ Character Districts Map as the basis for the new Future Land Use Categories.
- The B³ Character Districts only cover the City Limits. Some existing Districts can be used, and new Categories created within the Statutory ETJ to identify areas with a specific development patterns and sense of place.
- Should the Future Land Use Map extend into the Voluntary ETJ? May be necessary to determine Development Patterns for land division (Traditional Neighborhood Development, Cluster Land Development, and Village Center Development).

POLICY EXPLANATION:

Local Government Code Section 213. Municipal Comprehensive Plans

Sec. 213.003. Adoption or amendment of comprehensive plan.

- (a) A comprehensive plan may be adopted or amended by ordinance following:
 - (1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and
 - (2) review by the municipality's planning commission or department, if one exists.
- (b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

FUNDING SOURCE:

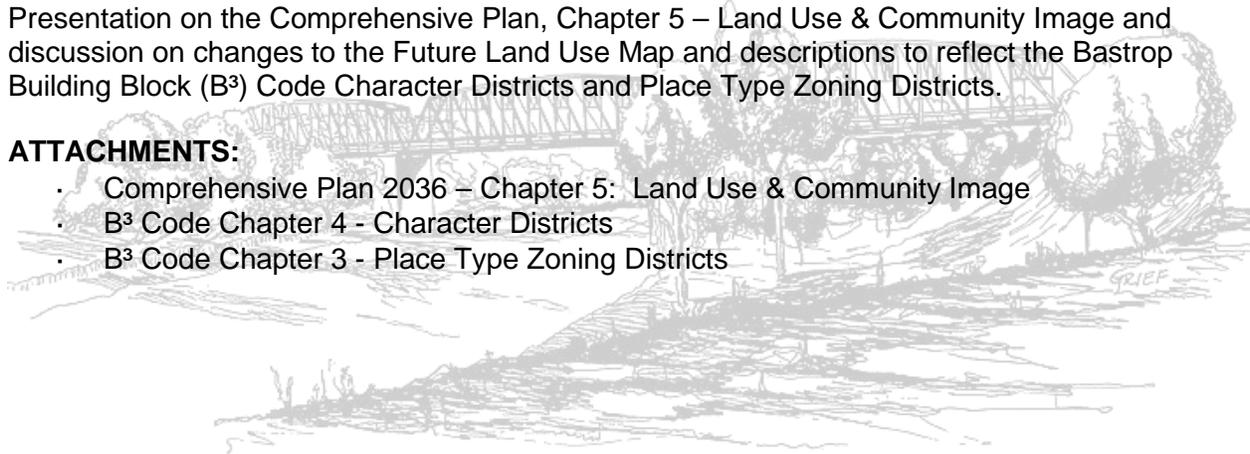
N/A

RECOMMENDATION:

Presentation on the Comprehensive Plan, Chapter 5 – Land Use & Community Image and discussion on changes to the Future Land Use Map and descriptions to reflect the Bastrop Building Block (B³) Code Character Districts and Place Type Zoning Districts.

ATTACHMENTS:

- Comprehensive Plan 2036 – Chapter 5: Land Use & Community Image
- B³ Code Chapter 4 - Character Districts
- B³ Code Chapter 3 - Place Type Zoning Districts



5. LAND USE & COMMUNITY IMAGE





CHAPTER FIVE

LAND USE & COMMUNITY IMAGE

Preceding chapters of the Bastrop Comprehensive Plan evaluate the City's long-term growth and development potential, and the basic public facility and service needs that are anticipated to meet community demands. Other chapters consider the City's role in generating or supporting initiatives that will enhance local economic prosperity or improve housing conditions in the City. These chapters collectively address variables which can influence and modify the City's character over time.

With these influences in mind, **Chapter 5** of the Bastrop Comprehensive Plan identifies the City's preferred future development patterns and the characteristics of its various districts, neighborhoods, and corridors. The

development framework established in this chapter incorporates parameters by which City officials may accommodate projected growth while preserving valued aspects of Bastrop's built and natural environments. It is by the City's adherence to this framework, that Bastrop can most effectively influence local development patterns in a way that mitigates undesirable impacts and maximizes community benefit.

Bastrop's future land use and development policies are identified within the Future Land Use Plan section of this chapter. **A summary list of all corresponding Land Use and Community Image goals and objectives can be found at the end of the chapter (page 5-45).**



The recently adopted Downtown Bastrop Form-based Code is intended to promote center city development patterns. Many of the community design elements that make the central business district worth preserving are transferable to the City's contemporary auto-urban developments.



EXISTING DEVELOPMENT PATTERNS.

EXISTING LAND USE

The existing land use composition within the City of Bastrop’s municipal limits, and its one-mile ETJ area, is presented in **Figure 5.1, Bastrop Existing Land Use Composition**, and illustrated on **Map 5-A, Bastrop Existing Land Use** (page 5-4). The existing land use classifications are coded in accordance with state tax code data obtained from the Bastrop County Appraisal District. The land use data itself was cross-referenced with property improvement values, and reviewed with

aerial photography, site-visits, and discussions with City staff to differentiate between active and discontinued land uses.

Prior to the development of the City’s 2000 comprehensive plan, Bastrop began a transition into a “bedroom community” - with ties to the greater Austin metropolitan area becoming gradually more apparent. Clues to this demographic shift included changes in local commuting patterns, and the emergence of commercial development along Highway 71. Since 2000 these

FIGURE 5.1. BASTROP EXISTING LAND USE COMPOSITION (2016)

| Land use | City limits (acres) | Percent of city total | ETJ (acres) | Percent of ETJ total | Combined (acres) | Percent of combined total |
|---------------------------------|---------------------|-----------------------|---------------|----------------------|------------------|---------------------------|
| Single family residential | 1073 | 17.9% | 1,916 | 11.7% | 2,989 | 13.4% |
| 2 family residential | 11 | 0.2% | 13 | 0.1% | 25 | 0.1% |
| Multiple family residential | 52 | 0.9% | - | 0.0% | 52 | 0.2% |
| Manufactured homes | 38 | 0.6% | 597 | 3.6% | 635 | 2.8% |
| Retail/office/commercial | 432 | 7.2% | 257 | 1.6% | 689 | 3.1% |
| Light industrial | 62 | 1.0% | 9 | 0.1% | 70 | 0.3% |
| Heavy industrial | - | 0.0% | 206 | 1.3% | 206 | 0.9% |
| Semi-public | 70 | 1.2% | 114 | 0.7% | 185 | 0.8% |
| Public | 357 | 6.0% | 259 | 1.6% | 616 | 2.8% |
| Parks & open space | 437 | 7.3% | 1,103 | 6.7% | 1,540 | 6.9% |
| Agriculture & rural Development | 1,744 | 29.1% | 9,004 | 55.0% | 10,748 | 48.1% |
| Vacant | 1,710 | 28.6% | 2,985 | 17.7% | 4,605 | 20.6% |
| TOTAL | 5,987 | 100.0% | 13,812 | 100.0% | 19,799 | 100.0% |

Note: Data derived from Bastrop County Appraisal District records. Modifications by Halff Associates, Inc. via aerial imagery and field assessments.

development trends have remained constant. **Figure 5.2, Bastrop Land Use, 2000 to 2016**, suggests that between 2000 and 2016 the City’s land use composition has remained largely unchanged. Although the City has annexed land since 2000, the cumulative area of the City that is classified as agricultural/rural or vacant has decreased by only 3.5 percent. This suggests development activity in Bastrop since 2000 has remained relatively constant between residential and non-residential land uses.

DEVELOPMENT CAPACITY

Bastrop’s residential development capacity is calculated in **Chapter 4, Housing and Neighborhoods**. Within the chapter, **Figure 4.2, Bastrop Residential Zoning Districts** (page 4-5) indicates that the City could absorb between 2,579 and 3,554 residential dwelling units within the existing municipal limits based on current zoning classifications.

FIGURE 5.2. BASTROP LAND USE, 2000 TO 2016

| Land use ¹ | Percent of city limits (2000) | Percent of city limits (2016) |
|--|-------------------------------|-------------------------------|
| Single family residential | 15.0% | 17.9% |
| 2 family residential | 0.5% | 0.2% |
| Multiple family residential | 0.6% | 0.9% |
| Manufactured homes | 0.8% | 0.6% |
| Retail/office/commercial | 6.2% | 7.2% |
| Light industrial | 0.6% | 1.0% |
| Heavy industrial | 0.0% | 0.0% |
| Semi-public | 1.1% | 1.2% |
| Public | 5.5% | 6.0% |
| Parks & open space | 8.3% | 7.3% |
| Agriculture & rural development ² | 2.3% | 29.1% |
| Vacant ² | 58.9% | 28.6% |
| TOTAL | 100.00% | 100.00% |

¹ The 2000 Comprehensive Plan Included “Streets Rights of Way/ Other” as a land use category. It is omitted from this figure.

² Difference between 2000 and 2016 does not reflect a significant change in land use, but rather a modification in how Bastrop County Appraisal District codes are depicted.

There also remains sufficient vacant land within Bastrop to accommodate substantial non-residential development activity for the foreseeable future. **Figure 5.3, Development Capacity, Non-residential Property**, (page 5-5) indicates that of the roughly 3,500 acres of vacant land within the Bastrop municipal limits, approximately 1,500 acres are zoned for office, general retail, commercial, and industrial uses.

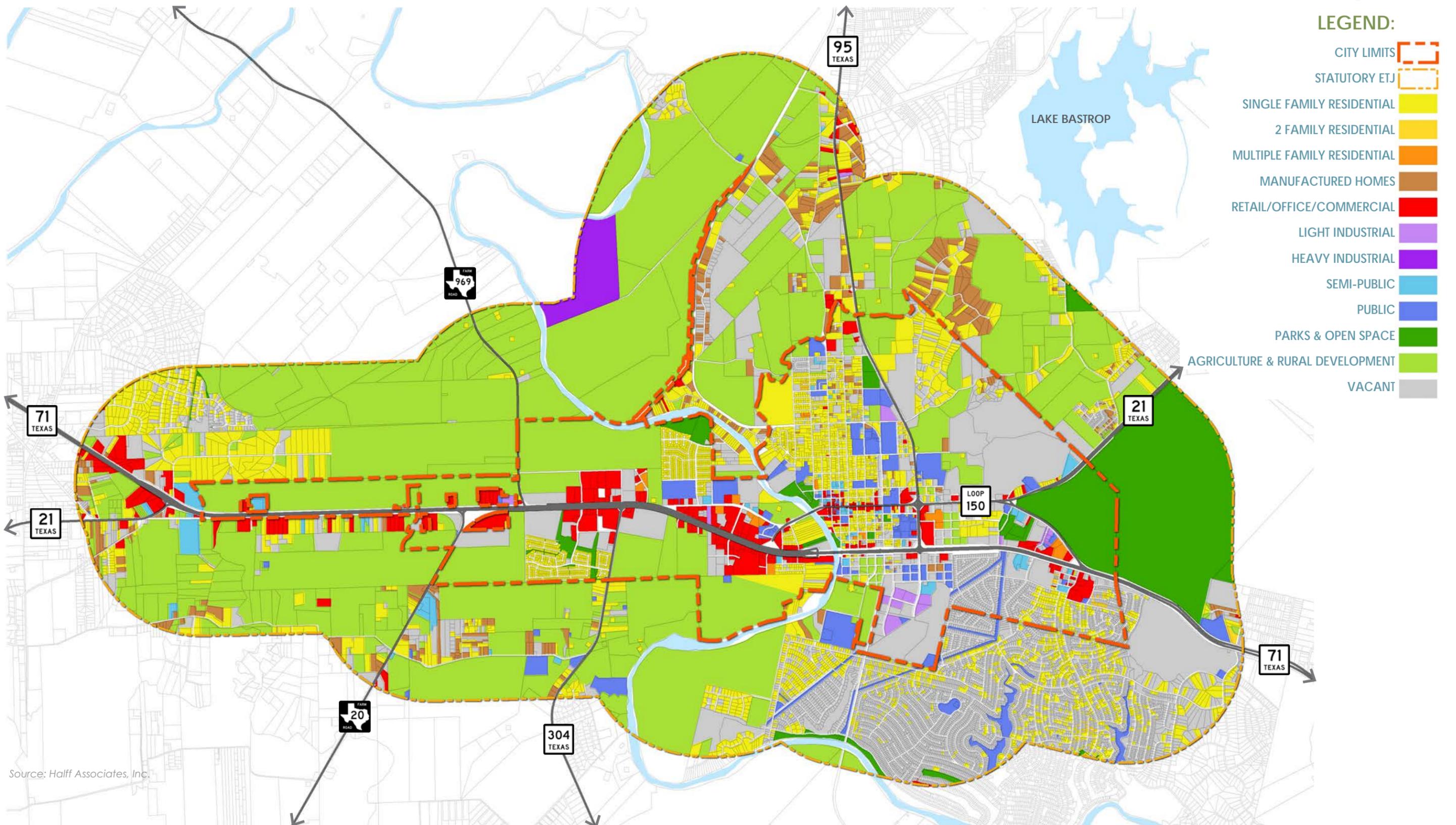
COMMUNITY IMAGE

Although **Map 5-A** depicts Bastrop’s existing land use patterns, it is not a suitable tool for depicting the City’s land use or development character. What is fairly apparent however, is that with the exception of downtown Bastrop and the surrounding center city neighborhoods subject to the DB-FBC districts, the majority of the new development in Bastrop is indistinguishable from that of most other Texas communities.

As identified in the public survey administered at the beginning of the comprehensive planning process, Bastrop residents feel that the City embodies a “small town” character. In contrast, the most prominent area of the City (in terms of frequency of use and demand for new development) is along State Highway 71. This area is predominantly characterized by auto-oriented development that is the opposite of what one would characterize as “small town” since it consists primarily of big box retailers. Economic realities will result in land use patterns that differ from the small-town ideal that is envisioned by many Bastrop residents. Nonetheless, it is possible to apply some design features to new commercial corridors and subdivisions to enhance development sites and provide a unifying community identity.

BASTROP EXISTING LAND USE (2016)

MAP 5-A:



Source: Half Associates, Inc.



FIGURE 5.3. DEVELOPMENT CAPACITY, NON-RESIDENTIAL PROPERTY

| Zoning districts allowing non-residential uses ¹ | | Vacant/undeveloped acres zoned | Available vacant/undeveloped land (acres) ² | Maximum lot coverage (percent) ³ | Potential building area (acres) ³ |
|---|------------------------------|--------------------------------|--|---|--|
| O | Office | 3.72 | 1.6 | 50 | 0.8 |
| GR | General Retail | 111.31 | 102.8 | 50 | 51.4 |
| C-1 | Commercial 1 | 310.02 | 134.0 | 50 | 67.0 |
| C-2 | Commercial 2 | 613.41 | 217.9 | 65 | 141.6 |
| IP | Industrial Park | 73.84 | 11.1 | 55 | 6.1 |
| LI | Light Industrial | 210.82 | 128.7 | 65 | 83.7 |
| HX-PD | Hunter's Crossing Commercial | 102.95 | 74.02 | N/A ⁴ | 74.02 ⁴ |
| PP-PD | Pecan Park Commercial | 66.49 | 66.49 | N/A ⁴ | 66.49 ⁴ |
| TOTAL | | 1,492.56 | 736.5 | N/A | 491.0 |

Notes: ¹Excludes form-based districts. ²Excludes land that is located within the 100 year floodplain. ³For principal and accessory buildings only, per City Code. Excludes parking, detention, landscaping, etc. ⁴No maximum building coverage identified.



Adjustments to the City's building material standards and sign regulations can reduce the impact of repetitive corporate architecture in Bastrop (top left). Corresponding adjustments to landscaping standards, and impervious surface coverage ratios can visually reduce the scale of new development (bottom left).



BASTROP FUTURE LAND USE PLAN.

The Bastrop Future Land Use Plan establishes the City's policy for managing private and public land development activities within Bastrop and the City's statutory ETJ over the next 20 years. The Future Land Use Plan is Bastrop's guide for linking land development, land use, and community image to the City's development regulations and related tools (as permitted by Sec. 213.002 (b)(3) of the Texas Local Government Code (LGC)).

The Future Land Use Plan consists of the following five (5) components:

- *Future Land Use Plan Parameters*
- *Future Land Use Map*
- *Character Area Attributes*
- *Future Land Use Policies*
- *Goals and Objectives*

The Future Land Use Plan has been prepared for consistency with the Bastrop Growth Program (**Chapter 2, Community Growth**), and the Major Thoroughfare Plan (**Chapter 6, Transportation**). The Plan is not a mandate that all areas of the City should be subject to new development. It merely identifies preferred locations within which developments of a certain type and character may be allowed – subject to the policies herein.

All elements of the Future Land Use Plan – including statements of intent, recommended development parameters, and implementation measures – serve as formal City policy, and must be considered by City staff, and elected and appointed officials, when evaluating the merits of individual land use, development, and redevelopment proposals.

FUTURE LAND USE PLAN PARAMETERS

The Bastrop Future Land Use Map (**Map 5-B**, page 5-8) illustrates proposed areas and corridors within the City which are intended to develop or redevelop with varying combinations of land uses, and according to preferred building and site design characteristics.

FUTURE LAND USE MAP APPLICABILITY

The Future Land Use Map incorporates all land within the municipal limits, and land that is currently within the City's statutory (one-mile) ETJ.

CHARACTER AREAS

The Future Land Use Plan and Map identifies and classifies different geographic areas of the City according to recommended future development "character." These so-called "Character Areas" are depicted on **Map 5-B, Future Land Use Map** (page 5-8), and are individually described in more detail on pages 5-11 through 5-30. Each of these Character Area "attribute" pages includes the components identified in **Figure 5.4, Character Area Attributes** (page 5-7).

CHARACTER AREA BOUNDARIES

Unlike a parcel-specific future land use map, the boundaries of Bastrop's character areas are conceptual and are intended to represent "approximate" character area location. As a result, character area boundaries may cross parcel lines. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by Bastrop to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an

FIGURE 5.4. CHARACTER AREA ATTRIBUTES

| Attribute | Detail |
|----------------------------------|---|
| Description | Briefly describes the preferred development type and intensity in the character area. |
| Representative Land Uses | A list of general land uses that – subject to conditions - may be appropriate within the character area. The list should not be viewed as all-inclusive; nor, does it imply that each listed land use is appropriate in all parts of the character area. |
| Representative Zoning Districts | A list of zoning districts that – subject to conditions - may be appropriate within a character area. The list includes zoning districts contained within the Bastrop Zoning Ordinance and DB-FBC existing on the date of adoption of this Plan. It should not be viewed as all-inclusive; nor, does it imply that each listed zoning district is appropriate in all parts of the character area. Other compatible zoning districts may be created by the City, following Plan adoption, that are also appropriate in each applicable character area. |
| Recommended Development Patterns | Includes a bullet-point list of preferred growth and development characteristics within each character area. The listed development patterns should be viewed as initial “core” recommendations which may continually be added to, or otherwise modified. May also include recommended code provisions, or other actions or initiatives, that should be taken to more effectively implement the policy recommendations. |

Source: Half Associates, Inc.

action should be taken sparingly and the City should show that it is consistent with the recommendations provided in all other sections of the comprehensive plan.

Bastrop will consider at least the following when interpreting the applicability of a character area boundary to individual parcels/tracts:

- *Character area boundaries that follow defined geographic or engineered features (such as streams, floodplains, streets, alleys, railroads) should be viewed as fixed, and not subject to interpretive adjustment.*
 - *Large tracts of land that contain substantial area within more than one character area should develop according to the parameters of the applicable character area within which each portion of the tract is located.*
 - *Small portions of a parcel that encroach into an adjacent character area should generally develop according to the characteristics of the predominant character area, unless adherence to the characteristics of the secondary area are needed to promote the overall policies of this Plan.*
- (Note: Adherence to the suggested criteria listed above shall not invalidate corresponding decision criteria contained within the City’s development regulations or applicable chapters of City Code.)*

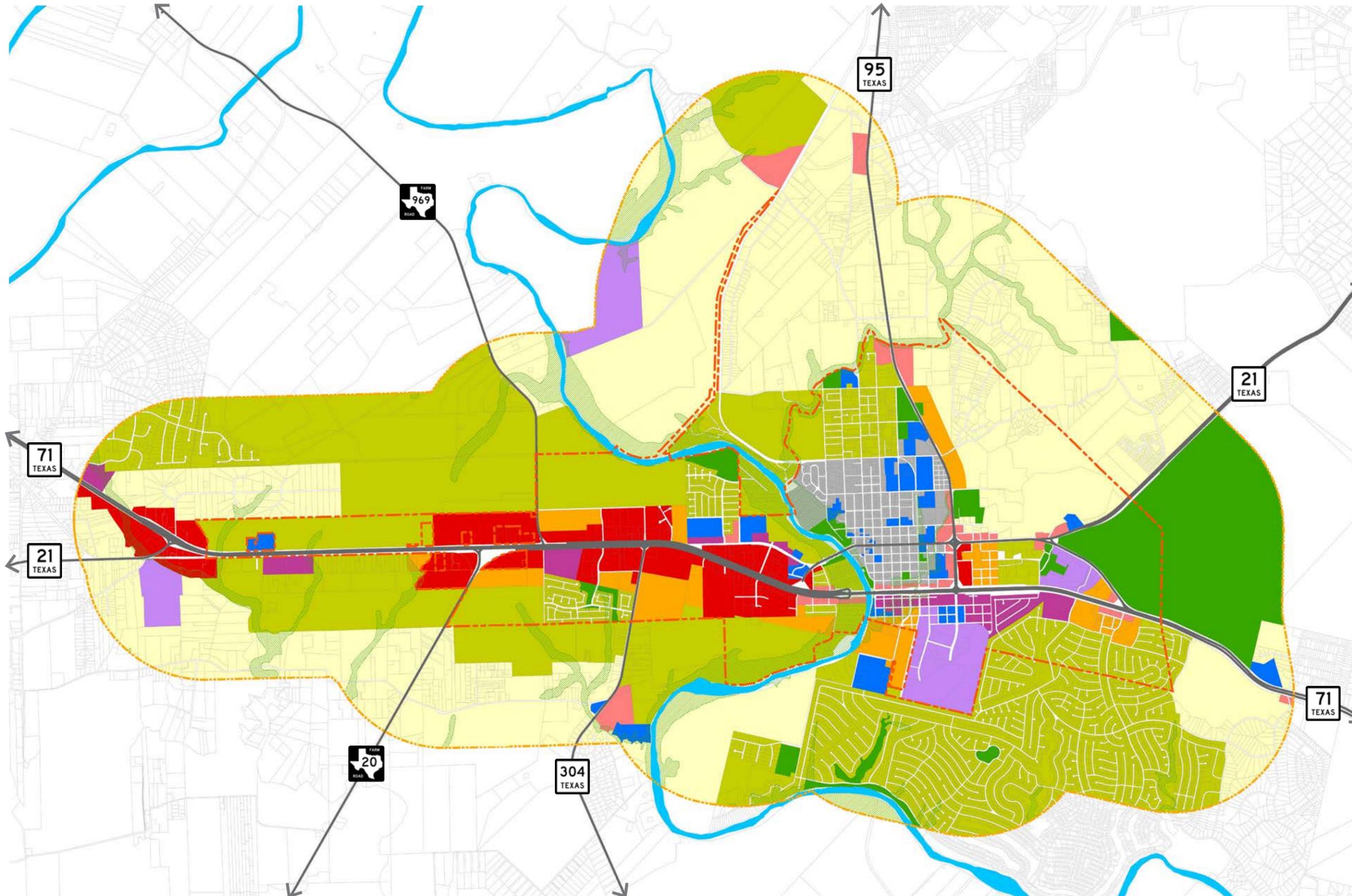
The applicability of character area boundaries is subject to the interpretation of the Mayor and City Council. Regardless, Bastrop should initiate amendments to the Future Land Use Map whenever it intends to promote a development pattern contrary to the adopted map.

ANNEXATION

In instances where the City’s population growth or Bastrop’s annexation activities extend the statutory ETJ, one should assume that the character areas represented on the Future Land Use Map would be extended to the property under consideration. The same assumption should not be made for non-contiguous parcels annexed via linear connections within public street rights-of-way. To ensure that an appropriate character area and/or character corridor type is assigned to areas not currently illustrated on the Future Land Use Map and/or at least confirm a preferred character area and/or character class as part of the applicable annexation ordinance.

FUTURE LAND USE MAP

MAP 5-B:



- LEGEND:**
- CITY LIMITS
 - STATUTORY ETJ
 - PARKS & OPEN SPACE
 - RURAL RESIDENTIAL
 - NEIGHBORHOOD RESIDENTIAL
 - TRANSITIONAL RESIDENTIAL
 - NEIGHBORHOOD COMMERCIAL
 - GENERAL COMMERCIAL
 - PROFESSIONAL SERVICES
 - DOWNTOWN BASTROP¹
 - PUBLIC & INSTITUTIONAL
 - INDUSTRY
 - FLOODPLAIN OVERLAY²

Notes: ¹Boundary is similar to the DB-FBC. ²The Floodplain Overlay denotes environmentally sensitive land where development impacts should be minimized, and land could be preserved or dedicated as public parkland or open space.



BASTROP CHARACTER AREAS: GENERAL DESCRIPTIONS.

The Future Land Use Map (**Map 5-B**) illustrates 10 character areas within which certain types of building and site development should be promoted, and/or natural features retained or preserved. Population projections provided in **Chapter 1, Planning Context and Vision**, suggest that permanent population growth over the 20 year horizon will be substantial. As development activities take place, character areas provide distinctions

between areas of differing development style, form, and intensity. A simple way to view character areas is as development “reserves,” particularly those overlaying land that is largely undeveloped.

Bastrop’s 10 character areas described below and on the facing page. **Full descriptions of each character area can be found on pages 5-11 through 5-30.**

PARKS AND OPEN SPACE

The Parks and Open Space character area incorporates public park land, trails, and open space. It also includes privately owned areas for the common use and enjoyment of users and/or areas to be conserved or used for the protection of natural resources. These areas provide a mix of active recreation areas, passive open space, and conservation lands. **See page 5-11.**

RURAL RESIDENTIAL

The Rural Residential character area is for lands that are, and will continue to be, sparsely populated and largely undeveloped. Primarily found on the City’s periphery, this area is characterized by large lot single-family residences, as well as agriculture, ranching, silviculture, and natural landscape. Unlike the Parks and Open Space character area, Rural Residential areas which retain a pastoral setting have not always been set aside for conservation or public use, but may eventually be subject to subdivision, and/or conversion to agricultural or other similar uses. **See page 5-13**

NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale. **See page 5-15**

TRANSITIONAL RESIDENTIAL

The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more. **See page 5-17**



NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial character area is intended for lands that are to be developed for nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These developments typically occupy much smaller footprints, use less signage, have more landscaping, and deemphasize or screen parking in a manner that sets the areas apart from typical large scale or corridor commercial developments. In some cases, neighborhood commercial uses may be included as part of a larger planned development within residential character areas. **See page 5-19**

GENERAL COMMERCIAL

The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance. **See page 5-21**

PROFESSIONAL SERVICES

The Professional Services character area is for the development of offices and clinics of varying size and intensity. In older areas of Bastrop – including center city – Professional Services land uses may be small-scale or even located in buildings converted for business use. In newer areas, or in conjunction with the General Commercial character area, Professional Services land uses may be larger in scale and auto-oriented in character. Land uses in the professional services character area are often related to and support the public and quasi-public land uses supported by the Public & Institutional character area. **See page 5-23**

DOWNTOWN BASTROP

The Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area's range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street. The scale of land uses, and transitions between them will compliment historic building form and intensity, but increased development intensity may be allowed on a case-by-case basis to encourage viable investment in center city Bastrop. **See page 5-25**

PUBLIC AND INSTITUTIONAL

The Public and Institutional character area is for public and semi-public uses such as schools, government facilities, community centers, and hospitals. These areas may attract large numbers of workers and visitors, and generate heavy traffic volumes during peak weekly periods. Public and Institutional character areas may also serve as important places of assembly, including activity which may occur on evenings and weekends on a recurring basis. Individual properties within Public and Institutional character areas may be substantial in size to accommodate large building footprints, parking areas, and outdoor activity spaces. **See page 5-27**

INDUSTRY

The Industry character area supports light industrial, and warehousing and distribution, land uses. Activities within this character area include the assembly, production, and storage of finished products, and may require industrialized buildings of substantial size, as well as areas for outdoor storage. Primary land uses may be expected to generate high volumes of heavy vehicle traffic. The Industry character area may also support some heavy manufacturing activity on a case-by-case basis, but only where performance measures on nuisances (e.g., noise, dust, light, etc.) may be mitigated. **See page 5-29**

BASTROP CHARACTER AREA: PARKS AND OPEN SPACE



The Parks and Open Space character area should be applied to all tracts of substantial size designated for recreational use or conservation.

DESCRIPTION:

The Parks and Open Space character area incorporates public park land, trails, and open space, as well as privately owned areas that have been set aside for the protection of natural resources, or for the common use and enjoyment of their users. These areas are comprised of a mix of active recreation areas, passive open space, and conservation lands.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Parks and Open Space character area when consistent with recommended development patterns:

- Conservation areas and nature preserves
- Parks and playgrounds
- Play fields
- Trails
- Zoos and botanical gardens

(Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Parks and Open Space character area development patterns include:

- A - Agricultural/Open Space District
- PD - Planned Development District

(Note: Other City zoning districts may be used to support the implementation of Parks and Open Space character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Parks and Open Space development pattern objectives.)



Parks and open spaces of smaller size may be incorporated into other residential, commercial, and mixed-use character areas.

RECOMMENDED DEVELOPMENT PATTERNS:

Development within the Parks and Open Space character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- *Due to the potential higher traffic volumes associated with community parks (particularly those with associated sport courts and fields used for team play), locate such parks on a collector roadway or greater functional classification.*
- *In instances where a public park has a publicly related secondary use (e.g., a fire station), design the built environment of the secondary use in a way to not detract from the primary use.*
- *Ensure that park design, intensity of development, and proposed uses/activities are compatible with the character of development it is intended to serve. By way of example, public squares or plazas are more appropriate in a downtown area with urban character than sport courts or fields. In rural character areas of the community, parks should have minimal built environment and maximize open space. In instances where the proposed park use is not fully compatible, design elements should be used to mitigate the incompatibility (e.g., planting buffers around the exterior of active areas in parks in rural areas of the City).*
- *Orient park space so that there is a direct physical and visual connection with surrounding land uses. Avoid locating park space on obscure remnants of land where its desirability or utility is inhibited.*
- *Land within or adjacent to floodplains provides ideal opportunities for drainage and a community-wide linear trail system. Consider floodplains as high priority areas for land set aside for conservation purposes, and linear parks.*
- *Since parks and trails are typically associated with high levels of pedestrian and/or bicycle mobility, incorporate enhanced traffic calming techniques in the vicinity of parks and open spaces including: crosswalks, and larger width sidewalks/trails in the vicinity.*
- *Where applicable, apply these recommended development parameters to park lands and common areas located in other character areas.*

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: RURAL RESIDENTIAL



Rural residential character areas are intended to promote development that is compatible with agriculture, ranching, and other rural land uses.

DESCRIPTION:

The Rural Residential character area is for lands that are, and will continue to be, sparsely populated and largely undeveloped. Primarily found on the City's periphery, this area is characterized by large lot single-family residences, as well as agriculture, ranching, silviculture, and natural landscape. Unlike the Parks and Open Space character area, Rural Residential areas which retain a pastoral setting have not always been set aside for conservation or public use, but may eventually be subject to subdivision, and/or conversion to agricultural or other similar uses.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Rural Residential character area when consistent with recommended development patterns:

- Conservation areas and nature preserves
- Equestrian facilities
- Farms including crops and orchards, and accessory buildings.
- Ranching and livestock facilities
- Single-family detached dwellings

(Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Rural Residential character area development patterns include:

- A - Agricultural/Open Space District
- PD - Planned Development District

(Note: Other City zoning districts may be used to support the implementation of Rural Residential character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Rural Residential development pattern objectives.)



MAP LEGEND:
(Page 5-8)



Rural residential development patterns should incorporate preserved open space and productive agricultural/pasture lands.

RECOMMENDED DEVELOPMENT PATTERNS:

Development within the Rural Residential character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- *Since some of these lands remain working lands that support limited farming, ranching, or other operations, there may be nuisances (e.g., noise, dust, the smell of fertilizer, etc.) associated within or nearby to areas in this future land use classification. In these instances, built structures (e.g., barns, pens, sheds, and feed storage) should be developed as far away from property lines as possible.*
- *Include language on plats or deeds for new large-lot residential neighborhoods that indicates that there may be associated nuisances in the area.*
- *Design new nonresidential uses with a rural character, meaning that they should incorporate large setbacks (to create a “feel” of open space), with more emphasis on the open areas and less on the built environment. In this regard, higher intensity development should be screened from the public right-of-way.*
- *Re-assign many of the current A (Agricultural/Open Space) District requirements to a Rural Residential zoning district. Re-write the current district to require substantially larger minimum lot sizes which more closely reflect traditional rural development densities.*
- *Prepare cluster or conservation subdivision standards that allow smaller residential lot sizes (but maintain the maximum density requirements of the re-written A District) in return for dedicated passive open space or agricultural/pasture land on the balance of the tract.*
- *Minimize the use of dead-end streets and cul-de-sacs.*

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: NEIGHBORHOOD RESIDENTIAL



Future Neighborhood Residential development should incorporate building, site, and streetscape characteristics that enhance visual interest.

DESCRIPTION:

The Neighborhood Residential character area is for single-family residential subdivision development, associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Neighborhood Residential character area when consistent with recommended development patterns:

- Single-family detached dwellings
- Elementary and secondary schools
- Parks and playgrounds
- Places of worship
- Play fields
- Public safety and emergency services facilities
- Trails

(Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Neighborhood Residential character area development patterns include:

- SF-20 - Single-Family Residential-20 District
- SF-9 - Single-Family Residential-9 District
- SF-8 - Single-Family Residential-8 District
- SF-7 - Single-Family Residential-7 District
- PD - Planned Development

(Note: Other City zoning districts may be used to support the implementation of Neighborhood Residential character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Neighborhood Residential development pattern objectives.)

**RECOMMENDED DEVELOPMENT PATTERNS:**

Development within the Neighborhood Residential character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- *Require the creation of a homeowners' association for new residential developments regardless of subdivision type (as defined by Chapter 10 (Subdivisions) of Bastrop City Code) to maintain all common areas including storm water detention areas, parks, trails, etc.*
- *Require new residential developments with a large number of lots (e.g., 250 lots or greater) to have at least two (2) points of access to a collector roadway or greater in functional classification. Dead-end streets and cul-de-sacs should be minimized and an overall connectivity index standard should be adopted by the City.*
- *De-emphasize lot size as the primary factor for distinguishing among residential development types. Focus on net development density, and other spatial characteristics such as setbacks, lot widths, etc.*
- *Establish a neighborhood collector roadway standard that allows direct residential driveway access in return for traffic calming measures that slow motor vehicle speeds (i.e. curb extensions, street trees, medians, etc.).*
- *Establish a traditional neighborhood development standard - either as a permitted use in one (1) or more existing zoning districts - or as an independent zoning district.*
- *Require new nonresidential development (e.g., public neighborhood or community parks, golf courses, schools, institutional uses, places of public assembly, and neighborhood serving retail or services) to be located and take access from a collector roadway or greater in functional classification.*
- *Dedicate and develop thoroughfares and trails as set out on the Major Thoroughfare Plan, and the proposed multi-use trail network map as established in **Chapter 7, Parks and Recreation of this Plan** (or subsequent overriding parks and recreation plan, or bicycle and pedestrian plan) as part of development approvals for new residential/nonresidential development.*
- *Require pedestrian interconnectivity throughout new subdivisions (i.e. sidewalks, walkways, and trails).*
- *Include design considerations for new residential developments designed as part of a planned development that include a mix of proposed uses (e.g. Transitional Residential) which mitigate or buffer less intensive uses (i.e., the single-family detached lots) from the more intensive uses proposed as part of the project.*
- *Take community-wide priorities into consideration when considering where to locate dedicated property to serve the public good (e.g., a fire station site). For example, a proposed fire station site would need to be located on the periphery of a neighborhood, taking access from a collector or functionally greater roadway in order to maximize the ability to respond to other areas within the community in the shortest time possible.*
- *Design new residential developments to include landscape buffers (either natural or planted) between the development and any abutting less compatible uses (e.g., commercial uses).*

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: TRANSITIONAL RESIDENTIAL



Proposed Transitional Residential Development parameters should improve the compatibility of mixed housing types and densities.

DESCRIPTION:

The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhomes) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Transitional Residential character area when consistent with recommended development patterns:

- Single-family attached dwellings
- Single-family detached dwellings
- Duplexes
- Multi-family dwellings
- Patio Homes
- Townhomes
- Community homes and assisted living facilities
- Elementary and secondary schools
- Parks and playgrounds
- Places of worship
- Public safety and emergency services facilities
- Trails

*(*Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)*

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Transitional Residential character area development patterns include:

- SF-9 - Single-Family Residential-9 District
- SF-8 - Single-Family Residential-8 District
- SF-7 - Single-Family Residential-7 District
- SFA - Single-Family Attached Residential District
- MF-1 - Multiple-Family-1 District
- MF-2 - Multiple-Family-2 District
- PD - Planned Development

(Note: Other City zoning districts may be used to support the implementation of Transitional Residential character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Transitional Residential development pattern objectives.)

**RECOMMENDED DEVELOPMENT PATTERNS (AND IMPLEMENTATION MEASURES):**

Development within the Transitional Residential character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- *Design new residential development in a manner that matches the character of development it abuts. For example, in an area where the development abuts center city neighborhoods, the character of development should exhibit an urban character (i.e., a new townhouse project would have a zero or small front setback abutting the sidewalk and be served by parking accessed by alleys in the rear). In areas where the development abuts larger lot suburban or auto-oriented uses, the development should exhibit this character of development (i.e., a new townhouse project would have larger front setbacks and front access garages). Exceptions should be made on a case-by-case basis where development is clearly intended to promote a traditional development or pedestrian-friendly development style.*
- *Allow small-lot single-family detached homes where they can be served by rear access garages in alleys, leaving the front of the property to serve more pedestrian uses.*
- *De-emphasize lot size as the primary factor for distinguishing among residential development types. Focus on net development density, and other spatial characteristics such as setbacks, lot widths, etc.*
- *Incorporate enhanced buffers to new transitional residential uses to transition between abutting property that is of less or more density or intensity. The degree of buffering (opacity) should be determined based on the difference between abutting uses. Buffers of multi-family dwellings should require a masonry wall around all new developments that abut uses not designed within the same overall development.*
- *Design new transitional residential uses in a manner that is durable and does not detract from the property values of abutting land uses. New developments should be designed with minimum masonry requirements and high level of landscaping in parking lots and other common areas.*
- *Orient new multi-family and townhouse buildings toward existing street frontage, even where remaining buildings face the interior of the development. Apply urban characteristics to street facing buildings including street-facing pedestrian access and internal stairwells and landings.*
- *New development where a majority of the project is comprised of townhouse or multi-family uses should take access from a collector roadway or greater in functional classification.*
- *Allow neighborhood commercial development of limited scale (5,000 sf or less, single tenant occupancy), and only if designed in a manner that is architecturally integrated with the principal residential development.*
- *Minimize dead-end streets and cul-de-sacs. Internal streets should take on a grid-based street pattern with high connectivity. Adjustments to a rigid grid should be permitted in areas of varied topography so long as street connectivity can be promoted.*

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: NEIGHBORHOOD COMMERCIAL



New Neighborhood Commercial uses should be designed to provide better transitions between residential areas and high-intensity land uses.

DESCRIPTION:

The Neighborhood Commercial character area is intended for lands that are to be developed for nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These developments typically occupy much smaller footprints, use less signage, have more landscaping, and deemphasize or screen parking in a manner that sets the areas apart from typical large scale or corridor commercial developments. In some cases, neighborhood commercial uses may be included as part of a larger planned development within residential character areas.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Neighborhood Commercial character area when consistent with recommended development patterns:

- Community homes and assisted living facilities
- Food service
- General retail sales
- Medical or health care facilities
- Personal service establishments
- Professional offices

*(*Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)*

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Neighborhood Commercial character area development patterns include:

- CMU - Commercial Mixed Use District
- NS - Neighborhood Service District
- O - Office District (Low Intensity)

(Note: Other City zoning districts may be used to support the implementation of Neighborhood Commercial character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Neighborhood Commercial development pattern objectives.)



Neighborhood commercial development is small in scale and serves surrounding residents - even if aesthetic improvements are warranted.

RECOMMENDED DEVELOPMENT PATTERNS (AND IMPLEMENTATION MEASURES):

Development within the Neighborhood Commercial character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- *Require that new neighborhood commercial areas take access from a collector roadway or greater in functional classification.*
- *Limit the gross floor area of non-residential uses (excluding institutional and schools) in a Neighborhood Commercial area based on the type of street the development takes its primary access from. The maximum gross floor area should be as follows: local street (5,000 sf.); collector street (10,000 sf.); arterial street (25,000 sf.).*
- *Allow residential uses to be incorporated into planned neighborhood commercial developments where incorporated into a mixed use building, or where constituting no more than 25 percent of the land area devoted to the entire development.*
- *Design new neighborhood commercial uses in a manner that matches the quality and character of existing or future residential development the use abuts. In this regard, neighborhood commercial uses should be designed with no more than two stories and should include pitched roofs similar to residential single-family detached dwellings. These may or may not include dormer projections.*
- *De-emphasize parking in neighborhood commercial developments by locating parking spaces on the side rather than the front of the property. Require at least one (1) pedestrian entrance to be oriented toward the street. These combined features help to maintain the residential character of the overall area by placing more focus on building rather than the parking.*
- *In areas where residential uses are being transitioned to neighborhood commercial uses over time, allow and encourage on-street parking (if adequate room is available). In these instances, streets and rights-of-way should be redeveloped with sidewalks, curb and gutter, and striped to delineate parking.*
- *Design the exterior appearance of neighborhood commercial developments to include a minimum of 75 percent brick, stone, stucco or masonry construction along any exterior wall that faces a public right-of-way and 25 percent brick, stone, stucco or masonry construction along all other exterior facades. This is exclusive of doors and windows, which should be designed and oriented in a similar fashion to that found in residential development.*
- *Construct sidewalks along all public and private rights-of-way and include a designated and safe sidewalk connection to the main entrance of the building.*
- *Exclude drive-thrus from neighborhood commercial areas unless located along an arterial roadway.*
- *Scale signage to reflect neighborhood-serving uses.*

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: GENERAL COMMERCIAL



Many of the characteristics of current General Commercial uses should be modified over time to improve function and aesthetics.

DESCRIPTION:

The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the General Commercial character area when consistent with recommended development patterns:

- Food service
- General retail sales
- Medical or health care facilities
- Personal service establishments
- Professional offices

*(*Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)*

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed General Commercial character area development patterns include:

- CMU - Commercial Mixed Use District
- GR - General Retail District
- O - Office District (Low Intensity)
- NS - Neighborhood Service District

(Note: Other City zoning districts may be used to support the implementation of General Commercial character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve General Commercial development pattern objectives.)



RECOMMENDED DEVELOPMENT PATTERNS (AND IMPLEMENTATION MEASURES):

Development within the General Commercial character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- *Require new general commercial areas to be located on and take vehicular access from an arterial roadway.*
- *In some instances, a general commercial development may be proposed adjacent to or overlaying a future thoroughfare identified by the Major Thoroughfare Plan; but, the City is not in a position to reserve or acquire the street right-of-way. Where applicable, require that the site plan align buildings and internal driveways so that thoroughfare connections can be made in the future, and without obstructing pedestrian access between parking areas and buildings.*
- *Manage vehicular access by limiting the number and location of curb cuts, requiring cross-access easements (particularly for out-parcels) and providing minimum driveway throat lengths for motor vehicle queuing. Formalize access management standards through appropriate amendments to the City's land development regulations.*
- *For new general commercial development, include improved standards for building form and architecture such as minimum roof line articulation, prohibitions against large expanses of blank walls, screened utilities, etc.*
- *Require that the exterior appearance of new general commercial developments be comprised of brick, stone, stucco or masonry construction along any exterior wall that faces a public right-of-way or principal parking area. The use of untextured tilt up concrete panels; corrugated metal; smooth-faced concrete blocks; vinyl, composite, or non-decorative metal siding; plywood; and plastic should not be allowed.*
- *Require planned general commercial and out-parcels to be arranged in a manner so that buildings are oriented toward and frame the street. Otherwise, require a minimum front setback of 50 feet from the right-of-way, and a 20-foot landscape strip measured from the property line and exclusive of parking. In areas where redevelopment is being proposed, minimum accommodations should be allowed considering the existing constraints on the property. Rear setbacks or yards should be extended to 15 feet or 25 feet in the absence of an alley or recorded easement.*
- *Increase minimum landscaping standards (i.e., large tree, small trees or shrubs, and ground covers) in required yards and parking lots. Require or incentivize native or xeriscape (i.e., low water) landscaping and / or the use of low impact development (LID) best practices to offset storm water management requirements.*
- *Design general commercial development in a manner that provides for buffers against abutting property that is of less density or intensity. The opacity of the buffer yard should be scaled based on the difference in abutting uses.*
- *Improve signage standards for new development or redevelopment in favor of monument signage rather than pole signage.*
- *Do not require minimum lot sizes as long as all other minimum requirements (e.g., parking, landscaping, setbacks, etc.) can be met without the need for a variance.*
- *Construct sidewalks along all public and private rights-of-way and include designated and safe sidewalk connections to the main entrance of the building.*



The percentage of impervious cover permitted in commercial development should be reduced.

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: PROFESSIONAL SERVICES



The Professional Services character area supports individual office development and large multi-tenant business parks.

DESCRIPTION:

The Professional Services character area is for the development of offices and clinics of varying size and intensity. In older areas of Bastrop – including center city – Professional Services land uses may be small-scale or even located in buildings converted for business use. In newer areas, or in conjunction with the General Commercial character area, Professional Services land uses may be larger in scale and auto-oriented in character. Land uses in the professional services character area are often related to and support the public and quasi-public land uses supported by the Public & Institutional character area.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Professional Services character area when consistent with recommended development patterns:

- Community homes and assisted living facilities
- Home-based office and retail (live work)
- Medical or health care facilities
- Personal service establishments
- Professional offices

(Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Professional Services character area development patterns include:

- CMU - Commercial Mixed Use District
- LV - Live Work District
- O - Office District (Low Intensity)
- NS - Neighborhood Service District

(Note: Other City zoning districts may be used to support the implementation of Professional Services character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Professional Services development pattern objectives.)

**RECOMMENDED DEVELOPMENT PATTERNS
(AND IMPLEMENTATION MEASURES):**

Development within the Professional Services character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- *As with new neighborhood commercial uses, design small-scale professional service uses in a manner that matches the quality and character of existing or future residential development the use abuts. Small-scale professional service uses should be designed with no more than two stories and should include pitched roofs similar to residential single-family detached dwellings. These may or may not include dormer projections.*
- *De-emphasize parking in small-scale professional service developments by locating parking spaces on the side rather than the front of the property. Require at least one (1) pedestrian entrance to be oriented toward the street. These combined features help to maintain the residential character of the overall area by placing more focus on building rather than the parking.*
- *In areas where residential uses are being transitioned to professional service uses over time, allow and encourage on-street parking (if adequate room is available). In these instances, streets and rights-of-way should be redeveloped with sidewalks, curb and gutter, and striped to delineate parking.*
- *Allow residential uses to be incorporated into planned professional service developments where incorporated into a mixed use building, or where constituting no more than 25 percent of the land area devoted to the entire development.*
- *New professional service developments should be located and take access from a collector roadway or greater in functional classification unless the use is proposed within a dwelling originally constructed for residential use, or the development is limited to a single structure that is complimentary to surrounding residential uses in scale and form.*
- *Larger professional service developments such as multi-tenant buildings and office parks should adhere to the recommended development patterns described for general commercial development (page 5-26).*



Professional Service may include business parks, large office buildings, and smaller land uses which may be appropriate for Neighborhood Commercial areas.

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: DOWNTOWN BASTROP



The Downtown Bastrop character area will accommodate the extension of the urban built form beyond historic Main Street.

DESCRIPTION:

The Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area's range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street. The scale of land uses, and transitions between them will compliment historic building form and intensity, but increased development intensity may be allowed on a case-by-case basis to encourage viable investment in center city Bastrop.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Downtown Bastrop character area when consistent with recommended development patterns:

- *Mix of non-residential and residential uses as defined by the Downtown Bastrop Form-Based Code and Regulating Plan.*

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Downtown Bastrop character area development patterns include:

- *CCA - Civic/Cultural Arts District*
- *CMU - Commercial Mixed Use District*
- *DMU - Downtown Mixed Use District*
- *HMS - Historic Main Street District*
- *NS - Neighborhood Service District*
- *NTT - Neighborhood Transition District*
- *LV- Live Work District*
- *N - Neighborhood District*
- *N-PO - Neighborhood-Professional Office District*
- *N-S - Neighborhood-Services*
- *N-TT - Neighborhood-Transition District*
- *N-T - Neighborhood-Tourism District*

(Note: Other City zoning districts may be used to support the implementation of Downtown Bastrop character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Downtown Bastrop development pattern objectives.)

**RECOMMENDED DEVELOPMENT PATTERNS (AND IMPLEMENTATION MEASURES):**

Development within the Downtown Bastrop character area – whether within or outside of the Bastrop municipal limits – should be guided by the land use and development provisions of the Downtown Bastrop Form-based Code (DB-FBC) (and associated Regulating Plan), and other applicable provisions of Bastrop City Code. Although the DB-FBC already establishes a clear purpose and vision for new development in Bastrop’s center city neighborhoods, Downtown Bastrop character area development should adhere to the following complimentary development parameters:

- *Require new development in downtown Bastrop (residential and nonresidential) to adhere to a “build-to” requirement setting the front setbacks at the sidewalk edge and side setbacks along alleys to the pavement edge. Exceptions to this requirement should be made to accommodate proposed development which intends to construct a subset corner entrance, courtyard, or pedestrian plaza or outdoor public seating areas.*
- *New Downtown development should be designed to a minimum of two stories to provide a sense of enclosure which creates the “look and feel” of an urban environment.*
- *Design new downtown uses to require prominent building entrances, adequate facade transparency, and pedestrian-scaled signage (e.g., hanging signs) and other types of hand-crafted and/or unique signage appropriate for downtown areas.*
- *Require downtown uses to provide adequate sidewalk width to accommodate both an amenity area (for street trees, benches, trash cans, landscaping, etc.) and a clear walkway area. In some instances, additional width may be included to accommodate store front uses (e.g., street side outdoor seating, etc.)*
- *Accommodate parking primarily on-street or in public or private off-street parking areas. For uses that require high volumes of traffic (e.g., convention centers and hotels), parking areas should be provided in public garages that are designed with facade treatments that contribute to the character of the Downtown environment. This could include screening the use via an attached liner building (nonresidential or residential) which masks the parking structure.*
- *Promote varying residential dwelling types and densities in a manner that compliments and transitions between existing residential and non-residential development.*
- *Promote development that is complimentary to traditional architectural styles.*
- *For residences, implement (and modify as necessary) design standards that promote existing neighborhood form (building scale and form, building placement and orientation, principal facade orientation and architectural elements, materials, etc.)*
- *Incentivize the maintenance of historic structures in the character area - both for structure purposes, and to maintain significant exterior design features.*
- *Incorporate traffic calming features into residential streets – including curb extensions to define lanes of parking.*
- *Extend the public sidewalk system throughout the character area.*
- *Promote alternative non-residential uses in historic structures depending on size and location – to promote reinvestment activity.*
- *Identify suitable locations for and incorporate pocket parks into traditional residential neighborhoods to provide direct access to public green spaces.*
- *Utilize the DB-FBC’s Illustrative Vision as an extension of the recommended development parameters for this character area.*

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: PUBLIC AND INSTITUTIONAL



Large-scale civic uses are appropriate in the Public and Institutional character area.

DESCRIPTION:

The Public and Institutional character area is for public and semi-public uses such as schools, government facilities, community centers, and hospitals. These areas may attract large numbers of workers and visitors, and generate heavy traffic volumes during peak weekly periods. Public & Institutional character areas may also serve as important places of assembly, including activity which may occur on evenings and weekends on a recurring basis. Individual properties within public & institutional character areas may be substantial in size to accommodate large building footprints, parking areas, and outdoor activity spaces.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Public and Institutional character area when consistent with recommended development patterns:

- Community centers
- Colleges, universities, and professional schools
- Elementary and secondary schools
- Municipal buildings and facilities
- Places of worship
- Public administrative offices
- Public safety and emergency services facilities

*(*Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)*

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Public and Institutional character area development patterns include:

- CCA - Civic/Cultural Arts District
- CF - Civic Facilities District
- Various districts through the conditional use permit process.

(Note: Other City zoning districts may be used to support the implementation of Public and Institutional character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Public and Institutional development pattern objectives.)



Public and Institutional land uses include infrastructure facilities and public gathering spaces.

RECOMMENDED DEVELOPMENT PATTERNS (AND IMPLEMENTATION MEASURES):

Development within the Public and Institutional character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- Locate new Public and Institutional uses so that they take access from a collector roadway or greater in functional classification depending on the type and intensity of the proposed use. For example, new elementary schools should, at minimum, be located on collector roadways to accommodate heavy bus traffic, as well as traffic generated by staff and parents dropping their children off at school.
- Ensure that government and other civic buildings demonstrate a high standard in building form, materials, design, and landscaping to reflect their community importance. Building materials that reflect Bastrop's architectural heritage should be used whenever possible.
- The particular building form or architecture may vary depending on the function of the needs of the particular government facility or institution, but locate and design all public uses so that they are accessible not just by motor vehicle, but also through forms of active transportation such as bicycling and walking. This includes complying with Complete Streets and "context sensitive" street design concepts presented in **Chapter 6, Transportation**; and, includes appropriate on-site facilities (e.g., bike racks) to serve those who wish to travel by bicycle.
- Design new public & institutional uses in a manner that matches the quality and character of the surrounding area. In particular, new public & institutional uses within or adjacent to downtown and center city neighborhoods should be designed with an urban character (i.e., buildings built to the sidewalk, parking either on-street or in off-street public parking lots, high lot coverage, limited landscaping, etc.). In other areas (e.g., suburban and rural areas), new public & institutional uses development sites may incorporate larger setbacks and buffering to conform to the suburban or rural character of the overall area.

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

BASTROP CHARACTER AREA: INDUSTRY



Available sites remain in the Bastrop Industrial Park to support the recommended uses in the Industry character area.

DESCRIPTION:

The Industry character area supports light industrial, and warehousing and distribution, land uses. Activities within this character area include the assembly, production, and storage of finished products, and may require industrialized buildings of substantial size, as well as areas for outdoor storage. Primary land uses may be expected to generate high volumes of heavy vehicle traffic. The Industry character area may also support some heavy manufacturing activity on a case-by-case basis, but only where performance measures on nuisances (e.g. noise, dust, light, etc.) may be mitigated.

REPRESENTATIVE LAND USES:

The following land uses are representative of those that may be appropriate within the Industry character area when consistent with recommended development patterns:

- Electrical power generation or transmission
- General manufacturing
- Outdoor storage facilities
- Public safety and emergency services facilities
- Sales or service of commercial vehicles
- Telecommunications facilities
- Technical or commercial trade schools
- Water and waste water treatment
- Warehousing

(Note: The list of land uses is representative only. Permissible land uses on property within the Bastrop municipal limits will be further defined by and consistent with the requirements of the Bastrop Code of Ordinances.)

REPRESENTATIVE ZONING DISTRICTS:

Existing City zoning districts which may support proposed Industry character area development patterns include:

- IP – Industrial Park District
- LI – Light Industrial District

(Note: Other City zoning districts may be used to support the implementation of Industry character area development patterns as determined by the City on a case-by-case basis. Additional zoning districts may be created by the City to achieve Industry development pattern objectives.)



MAP LEGEND:
(Page 5 - 8)



Business parks, public utility operations, and outdoor storage areas are appropriate in the Industry character area..

RECOMMENDED DEVELOPMENT PATTERNS (AND IMPLEMENTATION MEASURES):

Development within the Industry character area – whether within or outside of the Bastrop municipal limits – should be guided by the applicable land use and development provisions of Bastrop City Code, and the following development parameters:

- *Land uses should be located on and take vehicular access from arterial roads, or from industrial streets which lead directly to arterial streets.*
- *Substantial landscaping should be placed in required yards to enhance buffering and screening. The maintenance of existing tree cover in required yards should be encouraged to meet landscaping requirements.*
- *Parking and off-street loading requirements should be evaluated to determine if on-site impervious surface coverage can be reduced.*
- *Heavy manufacturing or similar uses should not be located adjacent to existing residential land uses, areas targeted for residential use, or sensitive environmental areas, in addition to other performance measures contained in the Bastrop Code of Ordinances.*
- *Screen proposed uses related to outdoor storage (including dumpsters), whether as a primary use or a secondary associated use, from all public rights-of-way by a six to eight foot tall opaque wood or masonry fence (depending on the height of the equipment or materials it is screening) and landscaping visible from the right-of-way.*
- *In development involving loading docks and bays, arrange loading areas so they do not face the front property line or public right-of-way.*

(Note: There exist areas within Bastrop that warrant special attention beyond the development patterns recommended herein. Areas requiring special attention are identified on page 5-31)

FUTURE LAND USE PLAN SUMMARY

CHARACTER AREA DISTRIBUTION

As depicted on **Map 5-B** (page 5-8), and listed in **Figure 5.5, Bastrop Character Area Distribution**, the City will be predominantly comprised of rural and suburban type residential single-family detached housing (comprising approximately 50 percent of the municipal area, and over two-thirds of the combined City/statutory ETJ area). Higher density single-family attached housing (i.e., duplexes, townhouses) and multi-family housing providing a diversity of housing types and price points needed for a life-cycle, multi-generational community will be located at transitional areas bordering higher order major thoroughfares and non-residential development areas.

The City's employment and retail bases will be predominantly located in the central business district, and along the SH 71 west of the Colorado River. As Bastrop continues to grow, future commercial development on other thoroughfares is intended to be clustered around key intersections. Scattered neighborhood commercial nodes offer nonresidential services in and among the City's various neighborhoods. The Future Land Use Plan envisions that industrial growth will remain centered in and around the current Bastrop Industrial Park.

Downtown Bastrop and surrounding center city neighborhoods are intended to remain the City's cultural and spiritual heart. In part through the implementation of the DB-FBC, the downtown area will accommodate a mixture of businesses, housing, and civic and entertainment uses.

AREAS REQUIRING SPECIAL ATTENTION

In all communities there exist areas with unique features or attributes that: **A)** Make development or redevelopment according to standard financial or regulatory models difficult; or that otherwise, **B)** Warrant special consideration beyond the recommended development patterns listed in each character area/corridor description.

The following areas "requiring special attention" represent portions of Bastrop, for which strict adherence to recommended development parameters listed in the Future Land Use Plan may be partially waived by the Mayor or City Council on a case-by-case basis in order to maximize the economic potential of a site, promote innovative development patterns, and/or preserve open space and natural resources.

- **Floodplains.** *Bastrop's floodplains are ideal locations for passive recreation, linear parks, and/or land conservation. Preservation of these areas, and maintenance of stream side vegetation should be prioritized for recreational, environmental, and storm water purposes.*
- **Houston Toad Area.** *The intensity of development east of SH 21 should remain lower than in other areas of the City due to a combination of critical habitat area and topography.*
- **Tahitian Village/Pine Forrest.** *Much of this platted subdivision contains challenging topography and unfinished infrastructure. The City should support efforts by private property owners to re-consolidate multiple parcels and reduce the potential residential density of the area.*
- **Undeveloped Subdivisions.** *The City should work with private partners to develop undeveloped subdivisions. In exchange for vacating dedicated City road rights-of-way, development agreements should include provisions for the development of neo-traditional, conservation, or other special subdivision types.*



FUTURE LAND USE POLICIES

In order to achieve the community’s envisioned future, the following land use policies should be considered by Bastrop officials on a daily basis:

- *Guide the types, patterns, and designs of different land uses using the Bastrop Growth Program, Future Land Use Plan, Major Thoroughfare Plan, zoning map, and associated development regulations.*
- *Protect the rural character of Bastrop’s extraterritorial jurisdiction (ETJ) by preventing premature urbanization through the use of rural and open space land use designations and land use protections.*
- *Protect the City’s sensitive natural resources (e.g., floodplain) as areas of protected open space.*
- *Encourage new development and redevelopment where adequate public services and utilities are already in place and have adequate capacity.*
- *Ensure improved transitions between different types of land uses through adequate landscaping, screening, and buffering.*
- *Ensure infill development will be compatible with existing and well-established land uses through appropriate use and site design regulations.*
- *Promote and/or incentivize infill housing while protecting the quality and character of existing, well-established neighborhoods.*
- *Foster the development of new neighborhoods that promote pedestrian connectivity, and social cohesiveness through adequately designed open spaces and common areas.*
- *Foster the development of new neighborhoods that include a variety of housing types and sizes to meet the needs of a growing workforce and multi-generational life cycle community.*
- *Promote public and/or private investment in Downtown Bastrop that promotes an urban, walkable, mixed-use environment, and supports both local- and tourist-based economic development and public river access.*

FIGURE 5.5, BASTROP CHARACTER AREAS

| CHARACTER AREA | CITY LIMITS ACREAGE | % OF TOTAL | CUMULATIVE ACREAGE | % OF TOTAL |
|--------------------------|---------------------|-------------|--------------------|-------------|
| Parks and Open Space | 472.64 | 8% | 1,624.08 | 7% |
| Rural Residential | 959.35 | 16% | 9,301.16 | 42% |
| Neighborhood Residential | 1,970.84 | 33% | 7,859.24 | 35% |
| Transitional Residential | 541.96 | 9% | 642.62 | 3% |
| Neighborhood Commercial | 154.20 | 3% | 289.45 | 1% |
| General Commercial | 722.64 | 12% | 964.51 | 4% |
| Professional Services | 213.85 | 4% | 276.67 | 1% |
| Downtown Bastrop | 434.09 | 7% | 434.09 | 2% |
| Public and Institutional | 247.70 | 4% | 368.37 | 2% |
| Industry | 322.30 | 5% | 630.61 | 3% |
| TOTAL | 6,039.57 | 100% | 22,390.80 | 100% |

Source: Halff Associates, Inc.

- *Cultivate a predictable investment climate that attracts high-quality development practices (e.g., building form, architecture, and quality signage and landscaping) by protecting property investments from incompatible or ad hoc development decisions.*
- *Mitigate the environmental impacts of development through design techniques that naturally mitigate storm water runoff.*
- *Promote public and/or private investments, projects, or actions that enhance the character and aesthetic attractiveness of the City’s corridors, neighborhoods, and open spaces.*
- *Protect and/or enhance areas and buildings of historic value in accordance with historic preservation guidelines and appropriate development standards.*

While these policies will guide local decisions relating to development proposals, the City must take pro-active steps to implement the Plan’s recommended development parameters. **Goals and objectives related to Future Land Use Plan implementation can be found on page 5-33.**

FUTURE LAND USE PLAN: GOALS AND OBJECTIVES.

The following goal, objectives, and initiatives are related to Future Land Use Plan implementation.



Goal 5.1: Utilize the Future Land Use Plan to guide decisions regarding proposed development and redevelopment activities in Bastrop and the City's ETJ.

Objective 5.1.1: Interpret and apply the recommendations of the Future Land Use Plan, and other applicable provisions of the Bastrop Comprehensive Plan, to applications, grant funding requests, and other solicitations of City support that are related to land use or development in the City of Bastrop's area of jurisdiction.

1. *Reference the Future Land Use Plan, and applicable goals, objectives, actions, policies, and statements of intent from other portions of the comprehensive plan when making staff, board and commission, and City Council recommendations on applications for zoning changes, subdivisions, and other land development activities or actions. Ensure that comprehensive plan references are incorporated into the written record.*
2. *Consider the consistency of special area plans (i.e., downtown, corridor, etc.) or other topic-specific plans (i.e., parks and recreation master plans, storm water master plans) with the Future Land Use Plan when evaluating land development applications. Consistency between such planning documents may mean that the special area or topic-based plans represent extensions of Future Land Use Plan recommendations.*

3. *Modify the Future Land Use Plan's recommended development patterns and policies as necessary to account for development trends not anticipated during the comprehensive planning process. Plan amendments will occur in accordance with the recommendations of Chapter 9, Implementation.*
4. *Expand upon the Future Land Use Plan's recommended development patterns and policies through the Planning and Zoning Commission's and/or Zoning Board of Adjustment's preparation and adoption of supplementary policy statements. Such statements can guide decision-making processes for specific types of land development cases, and can also be adopted by other applicable boards and commissions.*

Objective 5.1.2: Pro-actively implement Future Land Use Plan recommendations through the initiation of ordinance amendments or special studies.

1. *Initiate amendments to the City zoning map to increase the consistency of zoning district boundaries with the Future Land Use Map.*
2. *Initiate amendments to the City's land development regulations that improve the City's ability to implement the recommendations of the Future Land Use Plan (see also Goal 5.2, 5-44).*
3. *Consider the preparation or update of special area plans or studies to generate neighborhood, corridor, or district-specific development policies or guidelines. Examples include, but are not limited to: SH 71 corridor study, neighborhood plan (e.g., north of Hawthorne Street).*
4. *Seek opportunities to participate in other local, regional, and state planning processes conducted by other jurisdictions that may impact the City of Bastrop's area of jurisdiction. Evaluate draft recommendations for consistency with the Bastrop Comprehensive Plan.*



COMMUNITY IMAGE.

The Future Land Use Plan is structured around the concept of “character areas.” As previously explained, this term emphasizes the need for a community’s future land use map to balance projected land uses with preferred development patterns. Bastrop’s long-term growth patterns will be affected just as much by the type of building, site, and street design features that it applies through its various land development regulations as it will from specific land uses allowed on each parcel through the application of its zoning ordinance.

Based in part on perceptions of the aesthetic quality of recent development in Bastrop, many planning participants have expressed the desire to enhance the character of future development. To some degree, this may include the application of design features prevalent in historic downtown Bastrop (and referenced in the recently adopted

DB-FBC). There is a recognition however that a strict application of historic building form, scale, and design is often not applicable to contemporary development. This section proposes a series of building and site design considerations that Bastrop may implement through modifications/updates to its existing land development regulations. Many of these recommendations are illustrated in two (2) case studies found on pages 5-35 through 5-38.

The section is focused on areas outside of the DB-FBC Regulating Plan, but is intended to identify where a consistent community image can be applied across districts of varying intensity and scale. Many of the recommendations of this section should be considered in conjunction with the neighborhood design recommendations included in **Chapter 4, Housing and Neighborhoods**.

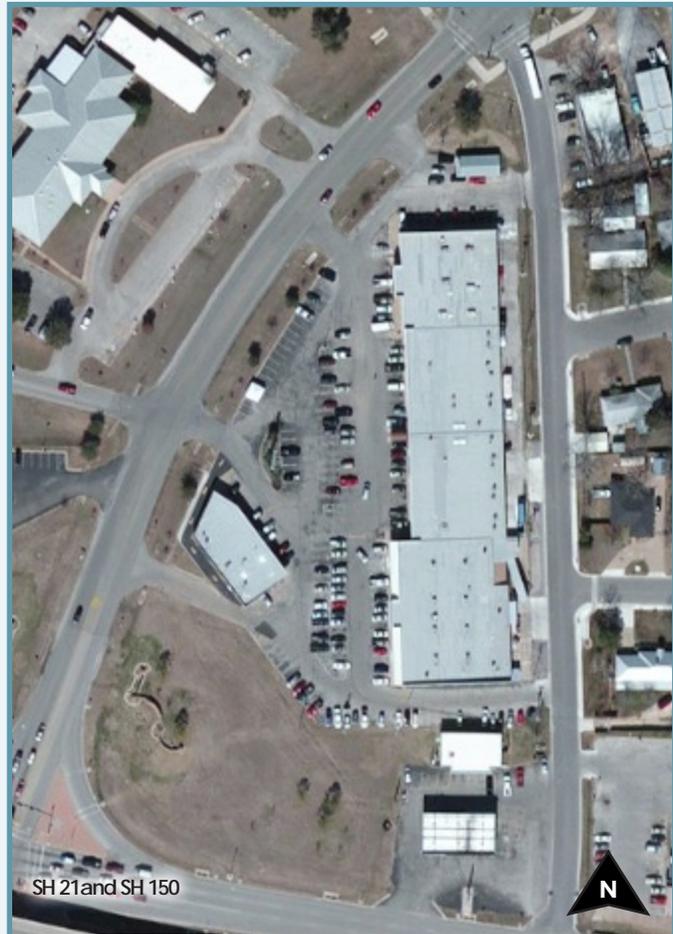


Two of the three homes pictured above were constructed after 2000 in accordance with locally adopted design guidelines. The image illustrates how provisions on building scale and placement (and in this case architectural style) can be transferred to Neighborhood Commercial or Professional Service character areas through ordinance amendments.

COMMUNITY IMAGE CASE STUDY A

Community Image Case Study A illustrates site design features that could be applied (by varying degrees) to new development or redevelopment projects in the General Commercial, Industry, Neighborhood Commercial, or Professional Services character areas. The case study is based on a hypothetical redevelopment of the shopping center in the picture at right. The prescriptive application of any of the identified features would require amendments to Bastrop's existing land development ordinances. **All items listed below are illustrated on the facing page.**

- **A. Side Paths.** Development regulations can be amended to require the extension of shared-use (bicycle and pedestrian) side paths as part of new development in lieu of sidewalks.
- **B. Building Frontage.** Like downtown Bastrop, out-parcels and other development buildings can be required to frame the street to provide a sense of enclosure, conceal parking, and create a more inviting pedestrian environment.
- **C. Street-scaping.** As with building framing, the incorporation of landscaping medians and other streetscape features at key locations can create a softer aesthetic appeal, calm traffic, and enhance community gateways.
- **D. Pervious Parking.** In addition to parking maximums, pervious parking requirements could aid in on-site storm water reduction. With proper border treatments, the reduced impervious surface area could also improve aesthetic appeal.
- **E. Access Management.** Consolidated curb cuts and driveway throats that allow the queuing of motor vehicles increase the efficiency of traffic flow and pedestrian safety.
- **F. Public Gathering Areas.** Strategically located public gathering areas can mimic the squares and plazas that add to the inviting flavor and excitement of downtown environments. They can also assist in framing streets and softening building edges.
- **G. Pedestrian Connectivity.** Well-defined on-site pedestrian pathways are a natural extension of the side path or sidewalk system.
- **H. Screening.** Loading docks, dumpsters, and other accessory commercial site features are difficult to enhance through architectural design. Enhanced vegetative screening - particularly on rear facades - can mitigate a lack of building treatment.

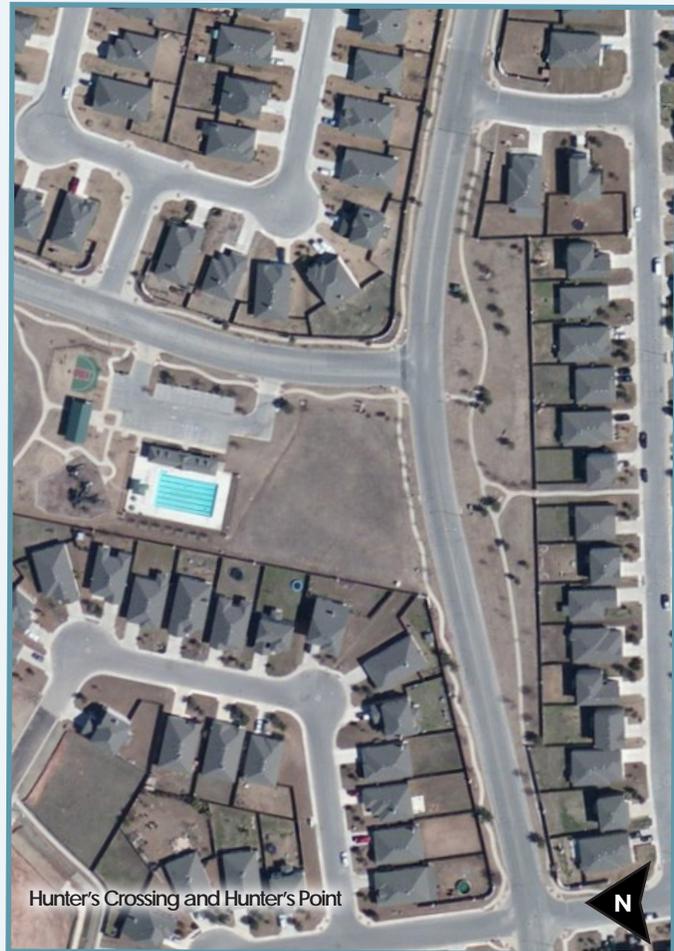




COMMUNITY IMAGE CASE STUDY B

Community Image Case Study B illustrates site design features that could be applied to new development projects in the Neighborhood Residential, Traditional Residential, or Transitional Residential character areas. The case study is based on a hypothetical redevelopment of the subdivision in the picture at right. The prescriptive application of any of the identified features would require amendments to Bastrop’s existing land development ordinances. **All items listed below are illustrated on the facing page.**

- **A. Building Orientation.** *Re-orientation of the front building facade toward green spaces can increase the activity in public and private common areas, and increase individual property values.*
- **B. Housing Transitions.** *Subject to similar scale, street intersections can serve as transition zones between varying housing types. Similar housing types should face each other across a block unless separated by public spaces, in which case variable housing types may front each other.*
- **C. Rear Access. Alleys.** *Rear alley access can remove garages from front facades, decrease curb cuts on the public street, provide space for utilities, and increase opportunities for on-street parking.*
- **D. Neighborhood Parks.** *The full benefits of public parkland and other common open spaces can be realized when building orientation causes it to function as a generous front yard space (as opposed to being segmented from the community behind privacy walls).*
- **E. Neighborhood Collector.** *Neighborhood collector street designs include narrower travel lanes and defined lanes of on-street parking. Built in traffic calming features slow motor vehicle speeds without inhibiting traffic volumes for which the street is intended to serve. The neighborhood collector street design functions best (but not exclusively) when coupled with adjacent alleys to decrease points of ingress and egress.*
- **F. Traffic Calming.** *Additional traffic calming features designed to slow motor vehicle speeds (and improve pedestrian safety) on neighborhood collector thoroughfares may include curb extensions (at intersections and mid-block), chicanes, and medians. These features also increase the aesthetic appeal of the street.*





COMMUNITY IMAGE CONSIDERATIONS

This section expands upon many of the design concepts highlighted in Community Image Case Studies A and B (pages 5-35 through 5-38). In all cases, adjustments to one (1) or more of the City's land development regulations will be required to ensure that they are effective tools in attaining a preferred community-wide image in Bastrop while still allowing flexibility in individual neighborhood, district, and corridor character.

ACCESS MANAGEMENT

- *Issue: Bastrop's land development regulations do not effectively address vehicular ingress and egress between public streets and parking areas. Commercial driveways are spaced close together, and cross-access is not mandated. Chapter 10 (Subdivisions) and Chapter 14, Article V should be amended to manage residential and non-residential driveway access. Driveway spacing requirements should be supplemented with conditions for required cross-access between parcels, the closure of non-conforming driveway access, and minimum driveway throat lengths to allow for effective queuing of motor vehicles. Bastrop should work with TxDOT to ensure cooperation on the implementation of City access management standards on state highways.*



Access management standards may require cross-access easements among development parcels. Completion of the access above may also be coupled with the closure of non-conforming or temporary driveways.

BUILDING FRONTAGE

- *Issue: Street rights-of-way in non-residential areas are framed by large expanses of impervious pavement with buildings set to the rear of the site. Buildings on out-parcels are widely spaced. Unlike traditional central business districts, buildings do not address and frame the street. Although the dimensions of big box retail stores make it difficult for them to be arranged in a manner that address the public street right-of-way, Chapter 14, Article V of Bastrop City Code can be revised to adjust building frontage requirements for non-residential developments of varying size and type (including out-parcels). Like the DB-FBC, context specific build-to-zones and building frontage requirements can be established for contemporary development. These standards may apply to a set percentage (but not all) of an overall shopping center's or other similar development's square footage.*



Suburban thoroughfare standards often lack on-street parking and other aesthetic or functional components found on urban streets. Build-to-zones that bring buildings to the street can be established for commercial and residential development along key corridors to create visual interest.

- *Issue: Contemporary multi-family developments are often arranged with buildings oriented toward the center of the site and not addressing the public street right-of-way. Chapter 14, § 20 and 21 of the Bastrop City Code can be modified to extend the minimum lot frontage for multi-family developments from 100' to at least 250'. Increased road frontage provides adequate width for at least one (1) multi-family building to be oriented toward the existing public street. As with non-residential developments, this emphasis of building "framing" conceals expanses of parking and provides a greater connection between the traveled public way and surrounding development.*

FACADE TREATMENTS

- *Issue: Except for development within the DB-FBC, there are few provisions in Bastrop City Code governing facade treatments for multi-family and non-residential development. Contemporary development in Bastrop looks similar to most other metropolitan communities. Building design standards should be added to Bastrop City Code that address building articulation, access, relationship to the street, pedestrian circulation, outdoor gathering spaces, fenestration, and architectural detailing. All building design standards can be added as a new section in Chapter 14, Article V, of Bastrop City Code.*



The uniform application of building materials and architectural elements across shared facades and out-parcel buildings is an important component of building design standards.

IMPERVIOUS SURFACES

- *Issue: Chapter 14 (Zoning) of the Bastrop Code of Ordinances establishes “maximum coverage areas.” These areas refer only to buildings - not to all impervious surface areas. Reasonable limits must be established for total impervious surface areas on development sites.*



Pervious surface parking areas can utilize highly-engineered soils and surface materials. Regardless of the surfacing material best suited for a particular site, hard boundaries are still required to mitigate the potential for erosion or haphazard parking by drivers.

LANDSCAPING

- *Issue: Vegetative screens and other perimeter planting requirements do not sufficiently buffer new developments from adjacent land uses or public rights-of-way. Chapter 14, § 39 of Bastrop City Code should be amended to apply greater planting requirements (including options for berming) within perimeter planting areas.*
- *Issue: Interior planting requirements on development sites - including within parking areas - are minimal. The City should re-evaluate all landscaping standards to increase total landscape coverage on development sites and planting requirements. Tree preservation requirements in Chapter 14, § 39 should be modified to require the on-site preservation of trees meeting or exceeding established tree credit levels. Tree planting requirements should likewise be modified to incentivize the preservation of existing trees over new plantings.*



A high concentration of vegetation can be incorporated into landscaped border treatments to soften the edges of development sites, and screen undesirable building elements from public view.



Existing vegetation can be incorporated into parking areas. The health of the tree canopy can be maintained when planting islands are also designed to serve as part of the storm water drainage system.

PARKING

- *Issue: Bastrop's lack of limits on maximum impervious surface coverage is apparent when viewing the expansive parking lots included as part of new commercial development in the City. Large expanses of pavement increase storm water runoff, ground level heat, and aesthetics. Bastrop should consider amending Chapter 14, § 38, of Bastrop City Code to add maximum parking area requirements. Amendments may also allow (or in some instances, require) the use of pervious materials for portions of parking areas.*

PEDESTRIAN ACCESSIBILITY

- *Issue: There is little uniformity on pedestrian circulation requirements in new City development. Chapter 14, Article V, of Bastrop City Code should be modified to provide specific guidance on suitable pedestrian circulation as part of site plan review. An effective pedestrian circulation system will provide defined and protected pedestrian access points between streets and all on-site buildings, parking, and outdoor gathering spaces.*

SIGNS

- *Issue: Sign size, height, and display area standards are generous and result in an inconsistent and haphazard look in many commercial areas of the City. Bastrop should consider amending Chapter 3, Art. 3.20, of Bastrop City Code to incorporate the use of more consistent free-standing sign structures (such as monument signage) at gateways and along high-profile corridors to promote a consistent image.*



Communities often incorporate signage into a uniform corridor appearance through the use of monument signage.

STREETS

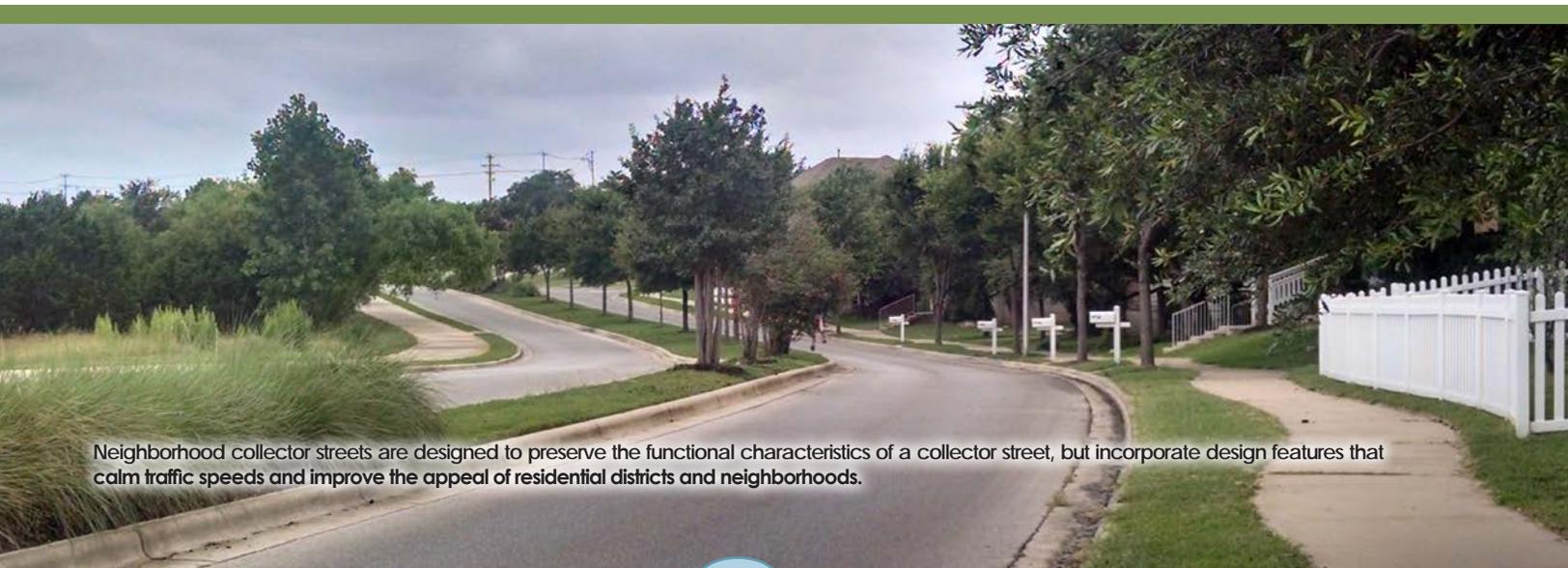
- *Issue: Street design standards in Chapter 10 (Subdivisions) of Bastrop City Code allow for a contemporary subdivision and rural street design standard. Urban street standards incorporating curb extensions, narrower width and radii, and greater pedestrian enhancements are not permitted. The absence of urban street standards limit opportunities to calm traffic in contemporary subdivisions, and limit the effectiveness of new urbanist design principles applied to adjacent properties. **Bastrop should incorporate urban street design standards into its subdivision regulations for use within specified development types. Provisions may be based on street cross sections derived from Attachment E of the DB-FBC. Absent a full compliment of urban street standards, a neighborhood collector street type should be created as well as provisions related to traffic calming applications within current street types.***
- *Issue: Bastrop lacks an industrial street standard that included sturdier road bases and surfacing, as well as greater dimensional standards for large vehicle movements. **Chapter 10 (Subdivisions) of Bastrop City Code - and associated construction standards - should be amended to incorporate industrial street standards.***

STREET-SCAPES

- *Issue: Landscaping and other aesthetic requirements along new streets in minimal. Existing thoroughfares are characterized by wide unbroken expanses of pavement. **Streetscape requirements should be added to Bastrop City Code which provide the City with the option to require the construction of avenues, boulevards, or parkways. Such street standards may include separated medians, planting strips with street trees, and other traffic calming features which may serve as landscaping enhancements.***

UTILITIES

- *Issue: Existing utility lines long public street rights-of-way are not required to be buried as part of new development. Their continued presence within the street right-of-way as new areas develop inhibit the ability to improve the aesthetics of public street frontage. Likewise, on-site lighting is expansive and adds to the impersonal scale of contemporary development. **Existing utilities along public street rights-of-way should be buried as part of new development unless the estimated costs exceed an established cost. The City should consider a fee-in-lieu option where the cost of burying existing utilities is unfeasible. Street lights in new development, or lighting along other walkways or adjacent to buildings should be pedestrian scale full cut-off fixtures which direct light downward and highlight pedestrian movement.***



Neighborhood collector streets are designed to preserve the functional characteristics of a collector street, but incorporate design features that calm traffic speeds and improve the appeal of residential districts and neighborhoods.



COMMUNITY IMAGE: GOALS AND OBJECTIVES.



GOAL 5.2: Enhance community character and design through the amendment of City land development regulations and projects to improve the function and aesthetics of public properties.

OBJECTIVE 5.2.1: Assess and amend City land development regulations as necessary to implement applicable recommendations of the Bastrop Comprehensive Plan, and enhance code administration.

1. *Initiate the preparation of a unified development code, or amendments to individual land development regulations, to implement recommended character area development parameters and community image amendments suggested on pages 5-45 through 5-49.*
2. *Conduct a strategic assessment of City land development codes (including at least: zoning, DB-FBC, subdivision regulations, flood plains, historic preservation, signs) to identify ordinances that can be unified, as well as ordinance contradictions or omissions. Compare current codes to the recommendations of the Future Land Use Plan and other portions of the Bastrop Comprehensive Plan.*
3. *Utilize the results of the assessment to determine if City development ordinances should be unified into a single development code, or if individual ordinances or code provisions should be amended based on City prioritization. Establish a schedule to prepare a unified development code, or to systematically initiate prioritized code amendments of limited scopes.*
4. *Ensure that all code amendment actions include complimentary updates to City construction design manuals, design guidelines, and administrative forms and applications.*

OBJECTIVE 5.2.2: Initiate design projects that advance the community image recommendations of the Bastrop Comprehensive Plan, and that support complimentary development on private property.

1. *Incorporate Future Land Use Plan development parameters and policies, and community image recommendations into new development via the planned development process at least until comprehensive amendments to City ordinances can be completed.*
2. *Prepare corridor appearance standards for development along key City corridors which illustratively depicts preferred building materials and material applications, lighting fixtures, landscape applications, pavement variations, etc.*
3. *Work with TxDOT to initiate streetscape projects on key City gateway corridors such as Childers Drive, Hasler Boulevard, or Old Austin Highway. Among other features, incorporate a landscaped median for aesthetic and access management purposes.*

SUMMARY OF GOALS AND OBJECTIVES (LAND USE AND COMMUNITY IMAGE).

Chapter 5, *Land Use and Community Image*, of the Bastrop Comprehensive Plan establishes the City's policies for future land use and development through the Future Land Use Plan. A substantial number of recommended ordinance amendments are linked to these policies, and are the principal tools by which the City's preferred future development vision could be achieved. These ordinance initiatives are also consolidated into a handful of Land Use and Community Image goals and objectives. The two (2) goals and four (4) objectives that are recommended throughout this chapter have been compiled into **Figure 5.6** below.



FIGURE 5.6. LAND USE AND COMMUNITY IMAGE, SUMMARY OF GOALS AND OBJECTIVES

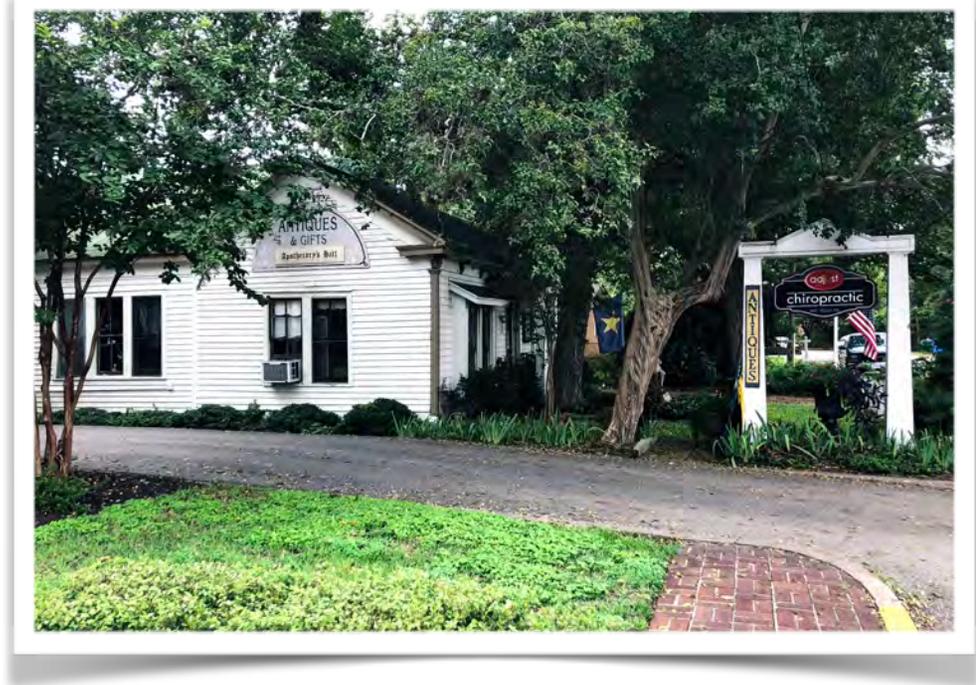
| GOAL/OBJECTIVE: | PAGE: |
|--|-------|
| GOAL 5.1: Utilize the Future Land Use Plan to guide decisions regarding proposed development and redevelopment activities in Bastrop and the City's ETJ. | 5-33 |
| Objective 5.1.1: Interpret and apply the recommendations of the Future Land Use Plan, and other applicable provisions of the Bastrop Comprehensive Plan, to applications, grant funding requests, and other solicitations of City support that are related to land use or development in the City of Bastrop's area of jurisdiction. | 5-33 |
| Objective 5.1.2: Pro-actively implement Future Land Use Plan recommendations through the initiation of ordinance amendments or special studies. | 5-33 |
| GOAL 5.2: Enhance community character and design through the amendment of City land development regulations and projects to improve the function and aesthetics of public properties. | 5-44 |
| Objective 5.2.1: Assess and amend City land development regulations as necessary to implement applicable recommendations of the Bastrop Comprehensive Plan, and enhance code administration. | 5-44 |
| Objective 5.2.2: Initiate design projects that advance the community image recommendations of the Bastrop Comprehensive Plan, and that support complimentary development on private property. | 5-44 |

IMPLEMENTATION OF LAND USE AND COMMUNITY IMAGE GOALS AND OBJECTIVES

Implementation of the land use and community image goals and objectives must occur in coordination with those recommended in other chapters. Goals and objectives - and corresponding actions and initiatives - contained in all seven (7) topic-specific chapters of the Bastrop Comprehensive Plan are important; but, the order of their implementation must consider multiple variables including: **A)** The timing of expected growth and development impacts; **B)** Cost versus revenues; **C)** The availability of grants, loans and other financing methods; **D)** Staffing and other public resources; and, **E)** Dependence on, or completion of, another action or initiative.

In consideration of these inter-related implementation variables, many of the recommendations summarized in **Figure 5.6** have been incorporated into Bastrop's overall comprehensive plan work program contained in **Chapter 9, Implementation**.

CHAPTER 4: CHARACTER DISTRICTS



ARTICLE 4.1 GENERAL

SEC. 4.1.001 INTENT OF CHARACTER DISTRICTS

(a) Intent:

- (1) Character Districts are the largest regulating geographic boundary in the Code. The boundaries are intended to have Standards that align with the natural landscape and the patterns of Development established on the land. Development Patterns, Place Types, and Streets Types are localized and represented in the Standards.
- (2) This Article governs the preparation of a Character District Map that allocates identity and special Standards to areas within the City of Bastrop.
- (3) Character Districts shall integrate the largest practical geographic area, overlapping property lines, as necessary, and municipal boundaries, if possible.

SEC. 4.1.002 CHARACTER DISTRICTS ESTABLISHED

(a) Generally:

- (1) The City Council hereby adopts the City of Bastrop Character District Map (hereafter referred to as the "Character District Map"), that is on file with the

Director of Planning & Development. The Character District Map is hereby incorporated into this Code by reference as though it were fully included here.

(b) B³ Character Districts Established:

- (1) The location and boundaries of the districts in this Article are hereby established, and will be shown on the Character District Map.

(c) Interpretation of District Boundaries:

- (1) The Planning and Development Director will be initially responsible for interpretations of the official Character District Map. The following Standards will govern the interpretation of District Boundaries:
 - A. Boundaries indicated as approximately following the centerlines or right-of-way lines of Streets, highways, Alley, railways, or public utility easements will be construed to follow such lines.
 - B. Boundaries indicated as approximately following platted Lot or tract lines will be construed as following such lines, whether public or private.

- C. Boundaries indicated as approximately following the City Limit line will be construed to follow such City Limit line.
- D. Boundaries indicated as approximately following the center, mean high water mark, or shoreline of streams, rivers, canals, lakes, marsh areas, or other bodies of water, lowland, or tidal areas, will be construed to follow such boundaries.

(d) Record Keeping:

The original and all revised versions of the Character District Map will be certified as such by the signature of the Director of Planning & Development, and will be kept on file, in either hardcopy or digital form, in the office of the Department of Planning & Development Services.

(e) Public Access:

Copies of the Character District Map will be made available for public inspection in the office of the Department of Planning & Development Services during normal business hours.

ARTICLE 4.2 GENERAL

SEC. 4.2.001 CHARACTER DISTRICTS DESCRIPTIONS & ADDITIONAL STANDARDS

(a) Intent:

- (1) The Character District descriptions and Standards are guiding Development recommendations that coordinate with the individual Character District for each other corresponding Development Patterns, Place Types, Street Types, Building and Block Types.

(b) Descriptions and Additional Standards:

- (1) **Bastrop State Park** - Development in this district blends seamlessly into the natural environment. Preservation of urban wild lands and cultural history are the forefront of all design. Road networks and buildings focus attention toward scenic views and harmonize with nature.
- (2) **Cattleman’s District** - Ranching has been a cornerstone of the Texas economy for the last 300 years. The northwestern edge of the City and beyond continues to honor the long tradition of the cattle industry. The open range of the Cattleman’s District

lends itself to village centers. A mix of retail, restaurant and office Buildings, that incorporate Residential around community agriculture, open fields, and water features being reminiscent of meandering streams and stock tanks that once served livestock.

(3) **Cultural Arts District** - Arts and culture are the centerpiece of this district. Located in one of the oldest parts of the City, this district will pay homage to the rich culture of Bastrop by providing a physical landscape to share the human experience. A sophisticated mix of theater, music, and art will blend with a mix of housing, while also providing shopping and dining opportunities. Situated along two state highways, this district will be a destination for tourists and locals alike sharing a cultural experience.

(4) **District 71** - District 71 promotes regional trade and easy vehicular access from major Thoroughfares. Developments become destinations unto themselves, with parking areas nearby for visitor access. Elements within the Public Realm encourage walk- or bike-ability bringing large developed areas back to the human scale.

(5) **Downtown District** - Downtown Bastrop is laid out in an almost perfect series of small gridded blocks. The

gridded network of Streets is a fundamental element that creates the most effective and efficient structure for cities to be walkable, flexible and timeless. It contains human scale Streets and buildings organized in a uniform manner. Parks and Civic Spaces integrated into the built form of the City. The shopfronts and ground floor characteristics at the Street edge are made up of glass and directly relate to the Street. The Residential Lot sizes, House sizes, housing types, and setbacks vary throughout the district.

(6) **Ferry District** - This district follows the east side of the Colorado River north of SH 71. People may seamlessly access both riverine resources and shopfronts. Shopfronts directly interact with the Street where topography allows or are clustered into accessible destinations along the river providing entertainment in scenic setting. Walkable trail connections to other districts, with shade from mature trees and structural features of the Public Realm, are key elements of Development.

(7) **Historic Highway District** - As one of the oldest towns in Texas, Bastrop has served travelers going from Austin to Houston for over 100 years. The Historic

Highway District demonstrates a pattern of Development that provided Commercial and retail Business for both residents and travelers. As Bastrop continues to be a destination for out of town visitors, this area provides a route that parallels State Highway 71 and leads to Historic Downtown Bastrop.

(8) **Lost Pines District** - The Lost Pines has special geographic features, such as the stand of Loblolly Pines that is more than 100 miles from similar forests. Additionally, the towering trees and sandy soil in this district provides an optimal environment for the Houston Toad. The rolling hills provide breathtaking vistas and deep valleys that provide an opportunity for clustered developments that will preserve the natural environment while allowing urban neighborhoods to interact with nature.

A. Development must comply with the Standards and processes within the Lost Pines Habitat Conservation Plan, as amended.

(9) **Mayfest Hill District** - Anchored by Civic Space, Mayfest Hill provides a gateway into town where drivers are treated to a glimpse of Bastrop's geographically sensitive design and views of the Colorado River Basin. Residential roads and buildings

are tucked away into the hills, providing a tranquil space between the major roadways. The Civic Spaces pull neighborhood and area residents together into lively events and gatherings, utilizing the available road network.

(10) **The Meadows District** - Large rolling meadows still dominate the landscape as Bastrop extends towards the west. The natural landscape is an open canvas creating an integrated community of assorted retail, service, and Residential with Walkability as a main feature. Civic Spaces and meandering trails are easily incorporated to connect the community to the Colorado River to the south.

(11) **New Addition District** - Just west of Historic Downtown Bastrop, you will find the "New" Addition. Nestled between the banks of the Colorado River and the historic residences of Downtown, this district is primarily Residential in nature. Bound by the winding river to the west, you will find similar curvilinear Streets and winding trails within this district. Neighborhood markets and boutique services will be mixed into the Residential fabric providing a true community feeling.

(12) **North End District** - The North End is defined by the distinct geographical boundaries of Union Pacific

Railroad, State Highway 95, and Piney Creek. Originally laid out in the pattern of Farm Lots, Residential growth has happened incrementally, creating a diverse mix of Lot sizes and housing styles. The addition of neighborhood Commercial along established Streets and the inclusion of housing type variation will add to the vitality and timeless nature of the community. Continued Development should focus on establishing additional east/west connectivity to continue the Building Block pattern originally established in Downtown Bastrop.

(13) **Old Town District** - Old Town has a rich history based on the Building Block and Farm Lot configuration of the 1920 Iredell Map. The gridded Street network is well connected, and a variety of Lot types, setbacks, and Building Types are present. Human scale and tree shaded Streets encourage comfortable multimodal connectivity to the surrounding neighborhoods, while discrete and rural-style infrastructure functions steadily.

(14) **PDD District** - Planned Development Districts are existing master planned developments created under previous Codes that allow a mix of land uses and design Standards. Each area has specific concept and

Development plans that determine Street connectivity, Lot layout, and Building design.

(15) **Pine Village District** - Characterized by scenic vistas of the Colorado River, this district is positioned along the rolling hills of the Lost Pines. The natural geography in the district provides both opportunity for commerce and Residential neighborhoods. The built environment will harmoniously integrate with the natural environment, creating inviting Open Spaces with storefronts and residences.

(16) **River District** - The Colorado River serves as the focal point of this district. Ample Commercial and Residential opportunities are present, interacting with the natural environment, giving an uptown feel along the banks of the river. Open space, Civic Spaces, and trails will bring people to the district while they enjoy dining, retail, and entertainment opportunities. The natural geography will inform the Building pattern blending the urban and natural form.

(17) **Riverside Grove District** - Situated between a City Park and a Commercial corridor, Riverside Grove provides a classic opportunity to connect people to places. Mobility is promoted via the tree-lined Streets in a semi-grid pattern that allow multiple modes of

transportation. A trail system further encourages Pedestrian traffic and provides connectivity between the Park, residences, and retail opportunities.

(18) **South River District** - This district follows the Colorado River south of SH 71. People may freely and seamlessly access both riverine resources and shopfronts. Shopfronts directly interact with the Street where topography allows or are clustered into accessible destinations along the river providing entertainment in scenic setting. Walkable trail connections to other districts with shade from mature trees and structural features of the Public Realm are key elements of Development. This district is geographically sensitive to the confluence of Gill’s Branch and the Colorado River.

(19) **The Vista District** - The Vista District is a collection of people and places that provides an urban lifestyle. Capitalizing on its location along two major Transportation Corridors , this district will be an eclectic blend of shops, office spaces, residences, and entertainment venues. Its diverse mix of uses creates a true live, work, and play environment for the community. Civic Spaces anchor the Public Frontage

and storefronts are scattered throughout the walkable Street grid, producing an inviting built environment.

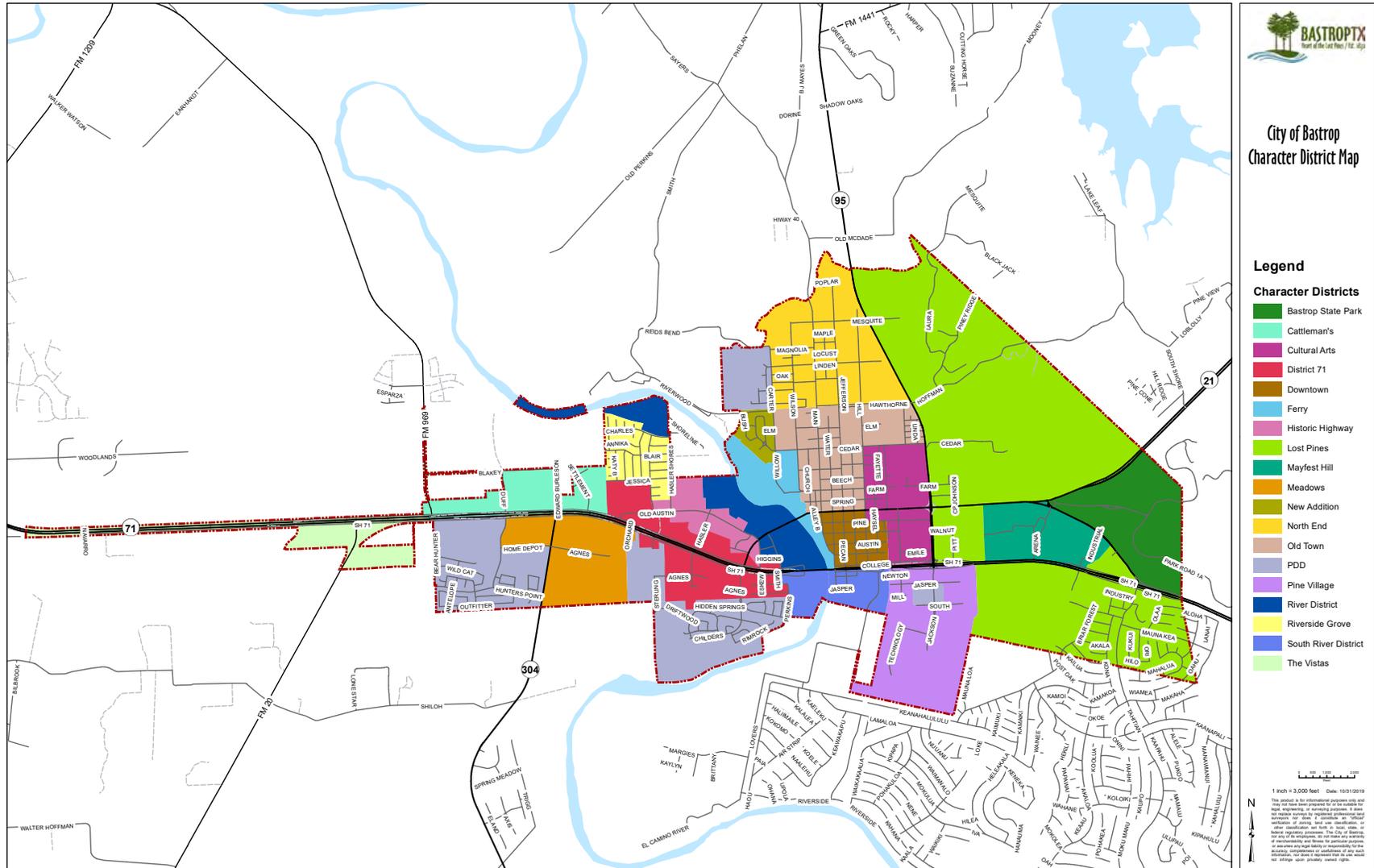
SEC. 4.2.002 CHARACTER DISTRICT DEVELOPMENT PATTERNS

Each Character District is comprised of different natural environments, built patterns, and have a wide range of other physical and topographic attributes that add to their district nature. To protect and enhance these natural and existing features, each character district allows for different Development Patterns as defined in Article 5.2.

SEC. 4.2.003 NEIGHBORHOOD REGULATING PLAN BY CHARACTER DISTRICT

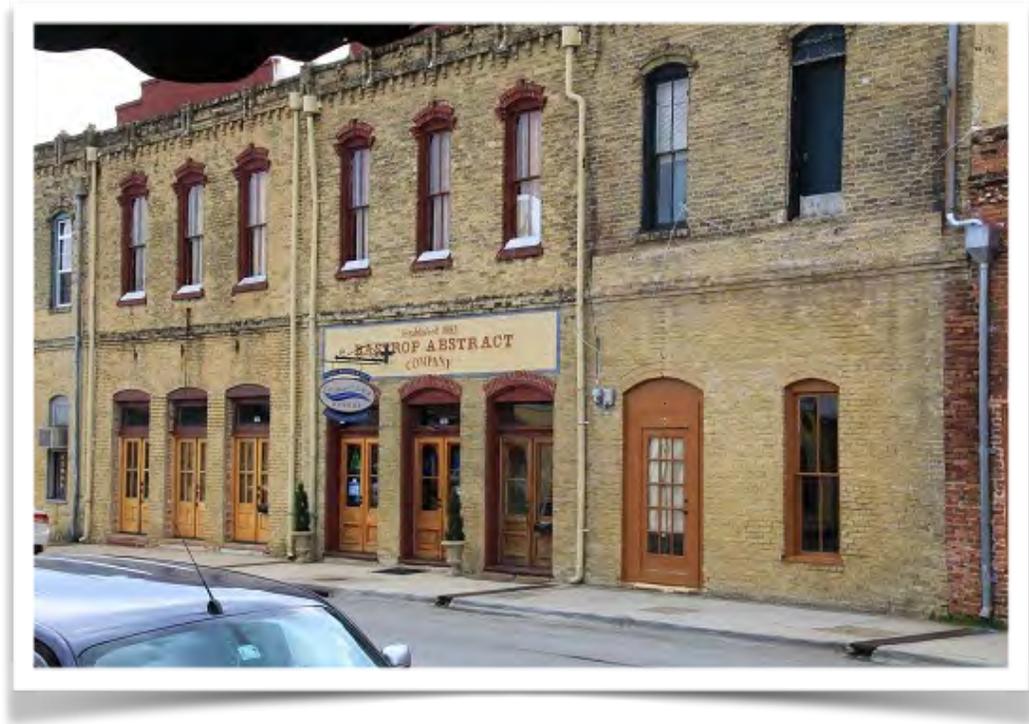
- (a) Multiple Place Type change requests submitted at one time within each Character District shall be reviewed collectively.
- (b) Multiple Neighborhood Regulating Plans submitted at one time shall be reviewed collectively to evaluate phasing, infrastructure demands, public safety and Drainage impacts.

ARTICLE 4.3 CHARACTER DISTRICT MAP



Legislation regarding Geospatial Data Products mandates that a City must provide certain notice on each map that: (1) is created or hosted by the City; (2) appears to represent property boundaries; and (3) was not produced using information from an on-the-ground survey conducted under the supervision of a registered professional land surveyor. The notice must, in essence, read as follows: "This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries." Tex. Gov't Code §2051.102

CHAPTER 3: PLACE TYPE ZONING DISTRICTS



ARTICLE 3.1 PLACE TYPE ZONING DISTRICTS

SEC. 3.1.001 GENERAL

The establishment of Place Types in the City of Bastrop, Texas, are intended to promote compatible patterns of land use and Site Development consistent with the City's adopted Comprehensive Plan.

SEC. 3.1.002 PLACE TYPES ESTABLISHED

The City of Bastrop is hereby divided into 8 Place Types that are established in Section 3.1.005. All land within the City Limits shall be classified into one of the following Place Type Zoning Districts in Section 3.1.005.

- (a) A summary of the Standards of the Place Type Zoning Districts is included in 3.2 Place Type Standards, Article 6.5, Building Types, and Article 6.7 Building Standards by Place Type.
- (b) Place Types form the foundation of how Building intensities will be distributed throughout new neighborhoods and Infill Development.
- (c) Place Types establish areas from rural to urban and provide for the creation of holistic human settlements.

SEC. 3.1.003 PLACE TYPE ZONING MAP PLACEMENT

The boundaries of Place Type districts set out herein are delineated upon a Place Type Zoning Map of the City, adopted as part of this Code as fully as if the same were set forth herein in detail.

- (a) One original of the Place Type Zoning Map shall be Filed in the office of the City Secretary. This copy shall be the official Place Type Zoning Map and shall bear the signature of the Mayor and attestation of the City Secretary. This copy shall not be changed in any manner. In case of any question, this copy, together with amending ordinances, shall be controlling.
- (b) A copy of the original Place Type Zoning Map shall be placed in the office of the Director of Planning & Development. The copy shall be used for reference and shall be maintained up-to-date by posting thereon all subsequent amendments. Reproductions for informational purposes may be made of the official Place Type Zoning Map or this copy.

SEC. 3.1.004 PLACE TYPE ZONING MAP BOUNDARIES

(a) The district boundary lines shown on the Place Type Zoning Map are usually along Streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the official Place Type Zoning Map:

- (1) Boundaries indicated as approximately following the centerline of Streets, highways, or alleys shall be construed to follow such centerline.
- (2) Boundaries indicated as approximately following platted Lot lines shall be construed as following such Lot lines.
- (3) Boundaries are indicated as approximately following City Limits shall be construed as following the City Limits.
- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the right-of-way lines.
- (5) Boundaries indicated as following the centerline of all creeks, streams, or Drainage-ways shall be construed to follow such centerline, and in the event of change in

the centerline, shall be construed to move with such centerline.

- (6) Boundaries indicated as parallel to or extensions of features indicated in Subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official zoning maps shall be determined by the scale of the map.
- (7) Whenever any Street, Alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the Place Type Zoning District line adjoining each side of such Street, Alley, or other public way shall be automatically extended to the centerline of such vacated Street, Alley, or way and all areas so involved shall then and henceforth be subject to all Standards of the extended districts.
- (8) The zoning classification applied to a tract of land adjacent to a Street shall extend to the centerline of the Street, unless as a condition of zoning approval, it is stated that the zoning classification shall not apply to the Street.
- (9) Where physical features on the ground are at Variance with information shown on the official zoning district

map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of Subsections 1 through 8, the property shall be considered as classified, "P2" Rural, in the same manner as provided for newly annexed territory.

(10) Valid zoning changes made between April 30, 1991 and the date of the passage of this Code, are indicated in approximate locations on the Place Type Zoning Map. For exact legal descriptions, refer to adopting ordinances for each particular zoning change.

(11) Place Type Overlays shall be depicted on the Place Type Map.

SEC 3.1.005 PLACE TYPE ZONING DISTRICTS TABLE



P1 - Nature

Lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive Open Spaces, parks and limited agriculture uses.



P2: Rural

Rural living and sparsely settled lands to be located in a manner that does not cause a nuisance to a more intensely inhabited areas. P2 consists of sparsely settled lands in open or cultivated states that may include food production.



P3: Neighborhood

Low density Residential areas. P3 is adjacent to higher Place Types that have some mixed use buildings. Planting is naturalistic and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



P4: Mix

More intense Building Types that provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this District only in House form Structures. Because P4 is a transition area, the Street Types consists of multimodal Streets, but are primarily Residential urban fabric.



P5: Core

Higher density mixture of Building Types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of Streets, with wide sidewalks, steady Street Tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the Public Frontage and allow for visible activity along the Street edge.



CS: Civic Space/Civic Building

Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood.



EC: Employment Center

Areas that by their function, deposition, or configuration cannot, or should not, conform to one or more of the Place Types. EC shall be used for job creation centers and Building forms that do not fit within the character of the Place Types.



PDD: Planned Development Districts

Planned Development Districts are existing master planned developments created under previous Codes that allow a mix of land uses and design Standards. Each area has specific concept and Development plans that determine Street connectivity, Lot layout, and Building design.

SEC 3.1.006 PLACE TYPE OVERLAYS

(a) Place Type Overlays are established through the zoning process and provide regulations in addition to the base Place Type designation.

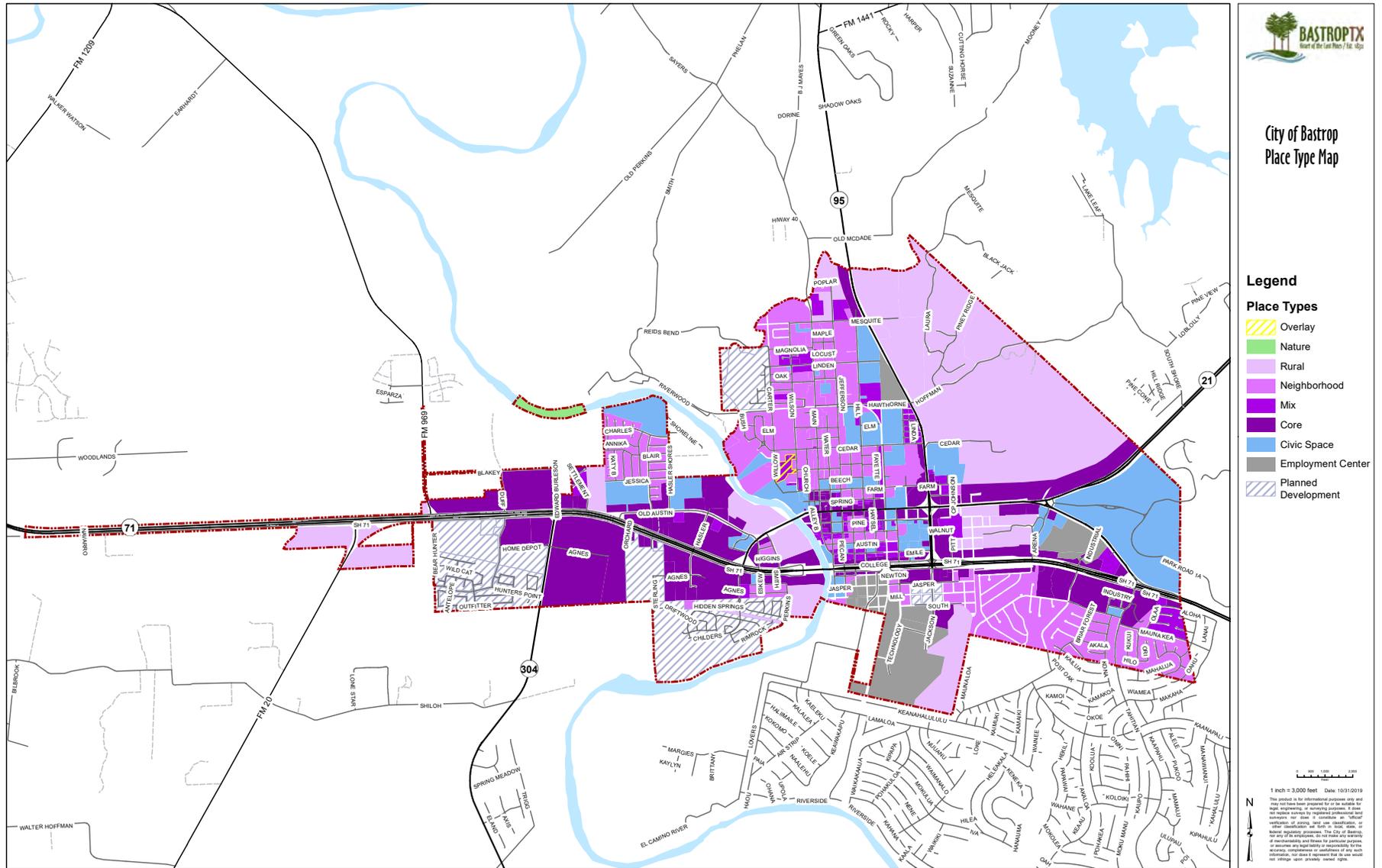
(b) LCRA Overlay



(1) The LCRA Overlay is hereby established and applies to property within the subdivision called Resubdivision No. 2 The Compound, Lots 1, 2, 3, 4, 5 and depicted on the location map above.

(2) This overlay restricts the height to 2.5 stories with a maximum height of 35 feet and prohibits Apartment Buildings. Story and Apartment Building are defined in Chapter 10.

SEC 3.1.007 PLACE TYPE ZONING MAP



Legislation regarding Geospatial Data Products mandates that a City must provide certain notice on each map that: (1) is created or hosted by the City; (2) appears to represent property boundaries; and (3) was not produced using information from an on-the-ground survey conducted under the supervision of a registered professional land surveyor. The notice must, in essence, read as follows: "This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries." Tex. Gov't Code §2051.102

.....
ARTICLE 3.2 PLACE TYPE STANDARDS
.....

SEC 3.2.001 ALLOCATION & SEQUENCE OF PLACE TYPE DETERMINATION

(a) Determination of Place Type designations shall be made based on the the following factors considered in the following sequence:

- (1) Geographically sensitive Development Patterns;
- (2) The existing Streets and Master Thoroughfare Plan Mandatory Street Network;
- (3) Proximity to existing Place Types (built or entitled);
- (4) Size of new Development; and
- (5) Pedestrian Shed Distribution.

(b) The City of Bastrop shall have the following assigned percentages of each Pedestrian Shed allocated to the established Place Types. Before preparing a Neighborhood Concept Scheme the Applicant must review permitted Development Patterns and the associated Standards. Place Type percentage allocation per Pedestrian Shed as described in Article 3.3:

| | |
|------------------------|----------|
| P1- Nature | Varies |
| P2- Rural | Varies |
| P3 - Neighborhood | 10-35% |
| P4 - Mix | 25-75% |
| P5 - Core | 5 - 20% |
| CS - Civic Space | 10% min. |
| EC - Employment Center | No min. |

SEC 3.2.002 NEIGHBORHOOD REGULATING PLAN

- (a) All areas within the City of Bastrop more than 3.4 acres that do not require Place Type Zoning changes will require a Neighborhood Regulating Plan. Place Types shall be assigned through the creation of a Neighborhood Regulating Plan.
- (b) The process for creating a Neighborhood Regulating Plan is described in the B³ Technical Manual Article 2.3 - Neighborhood Regulating Plan.
- (c) Neighborhood Regulating Plans must provide the Street Types, location and sizes of proposed Streets consistent with the Mandatory Street Network, and the Block requirements of this Code. It must contain Place Type allocation as defined in Section 3.2.001.b and be reflective of Section 4.2.001 Character District Descriptions & additional Standards.
- (d) A Neighborhood Regulating Plan must adhere to the Pedestrian Shed Map, Sec. 3.3.001, and must be reviewed and comply with the percentages of 3.2.002(b).

SEC 3.2.003 NEIGHBORHOOD REGULATING PLAN EXEMPTIONS

- (a) All areas within the City of Bastrop over 3.4 acres on a platted Lot not seeking to develop.

ARTICLE 3.3 PEDESTRIAN SHED

- (a) In TND developments, every 1/4 mile radius or "Pedestrian Shed," i.e. approx. 80 acres or 6 Farm Lots, is to contain a mix/allocation of Place Types that reflect the Character District. Measuring Development by the Pedestrian Shed will ensure walkable neighborhoods are created.
- (b) The Pedestrian Shed is the area encompassed by the walking distance from a town or neighborhood center. They are often defined as the area covered by a 5-minute walk (about 0.25 miles or 1,320 feet) from the center.
- (c) Pedestrian Sheds in VCD or CLD Development Patterns vary in size and are prescribed in Article 5.2 Development Patterns Standards.

SEC. 3.3.001 CITY OF BASTROP MASTER PEDESTRIAN SHED MAP



Legislation regarding Geospatial Data Products mandates that a City must provide certain notice on each map that: (1) is created or hosted by the City; (2) appears to represent property boundaries; and (3) was not produced using information from an on-the-ground survey conducted under the supervision of a registered professional land surveyor. The notice must, in essence, read as follows: "This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries." Tex. Gov't Code §2051.102

New Neighborhood Regulating Plan Pedestrian Shed Example

For Illustrative Purposes Only

B3 Code Requirements

| | |
|-------------------|------------|
| P1 - Nature | no minimum |
| P2 - Rural | no minimum |
| P3 - Neighborhood | 10-35% |
| P4 - Mix | 25-75% |
| P5 - Core | 5-20% |
| CS - Civic Space | 10% min |

Neighborhood 1

| P2 | P3 | P4 | P5 | CIVIC | EC | Total |
|------|------|------|-----|-------|-----|-------|
| 25.9 | 16.9 | 19.7 | 8.1 | 6.1 | 0.9 | 76.8 |
| 34% | 22% | 26% | 11% | 8% | 0% | 100% |

Neighborhood 2

| P2 | P3 | P4 | P5 | CIVIC | EC | Total |
|------|------|------|-----|-------|-----|-------|
| 11.2 | 17.8 | 26.3 | 7.0 | 5.6 | 0.0 | 68.0 |
| 16% | 26% | 39% | 10% | 9% | 0% | 100% |

Neighborhood 3

| P2 | P3 | P4 | P5 | CIVIC | EC | Total |
|------|-----|------|------|-------|------|-------|
| 13.0 | 9.7 | 22.6 | 11.9 | 19.5 | 18.7 | 95.3 |
| 14% | 10% | 24% | 13% | 20% | 20% | 100% |

Total

| P2 | P3 | P4 | P5 | CIVIC | EC | Total |
|------|------|------|------|-------|------|-------|
| 50.1 | 44.4 | 68.5 | 27.0 | 31.1 | 18.7 | 230.0 |
| 21% | 18% | 29% | 11% | 13% | 8% | 100% |



PLACE TYPES

- PDD
- P1 - Nature
- P2 - Rural
- P3 - Neighborhood
- P4 - Mix
- P5 - Core
- Employment Center
- Railroads

CIVIC SPACES

- Civic Building
- Civic Space
- Civic Parking

1/4 Mile Pedestrian Shed

Legislation regarding Geospatial Data Products mandates that a City must provide certain notice on each map that: (1) is created or hosted by the City; (2) appears to represent property boundaries; and (3) was not produced using information from an on-the-ground survey conducted under the supervision of a registered professional land surveyor. The notice must, in essence, read as follows: "This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries." Tex. Gov't Code §2051.102



STAFF REPORT

MEETING DATE: January 30, 2020

AGENDA ITEM: 3C

TITLE:

Hold public hearing and consider action to recommend approval of an ordinance of the City Council of the City of Bastrop, Texas adopting updates to the Development Manual in compliance with Bastrop Building Block (B³) Code, including updates to the Plat Checklist, Site Development Plan Checklist and creating a Municipal Utility District (MUD) - Public Improvement Plan Checklist, and amend Article 4.2 of the B³ Technical Manual to refer to the requirements outlined in the Development Manual and forward to City Council for approval.

STAFF REPRESENTATIVE:

Allison Land, Planner II

BACKGROUND/HISTORY:

With the adoption of the Bastrop Building Block (B³) Code and the B³ Technical Manual (B³TM), a Development Manual is required to ensure that application requirements and technical details are clearly communicated so applications are submitted in a concise and organized manner.

Additionally, House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction. These checklists enable staff to perform a Completeness Check to ensure all required elements have been submitted for a full review.

The Plat Checklist adds some plat notes for the ETJ, corrects typos, corrects signature block requirements, and corrects requirements for amending and minor plats.

Article 4.2 Plat Requirements also included the full checklist for plat submittal requirements. This section will be amended to refer back to the Development Manual in order to reduce duplicate information.

The Site Development Plan Checklist adds the Bastrop Fire Department general notes and cleans up wording in some sections.

The MUD Public Improvement Checklist was created to allow Staff the ability to appropriately require City standards where needed and reference the MUD and its specific conditions where needed.

POLICY EXPLANATION:

Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002 Rules grants authority to a governing body of a municipality, after conducting a public

hearing on the matter, to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

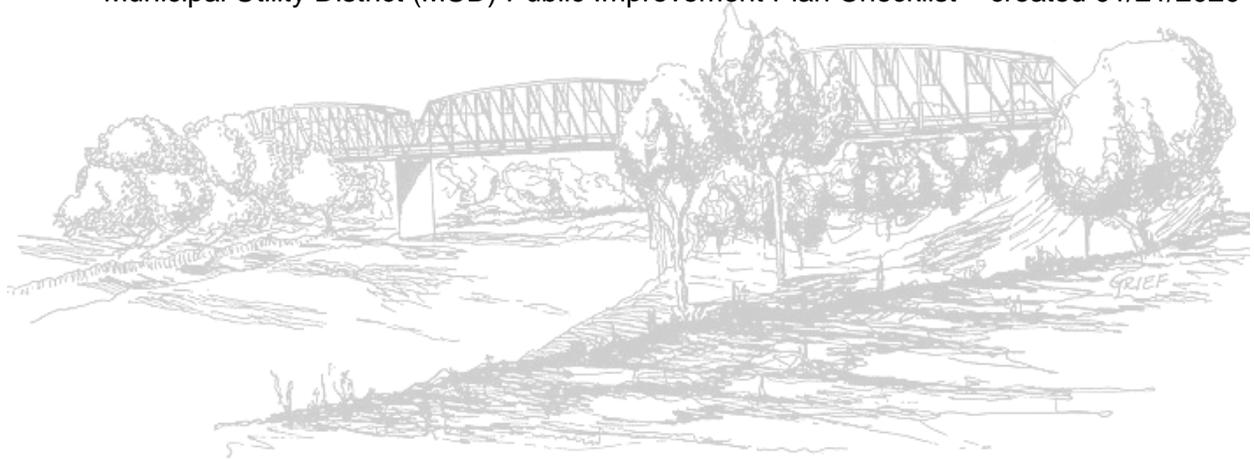
FUNDING SOURCE: N/A

RECOMMENDATION:

Hold public hearing and consider action to recommend approval of an ordinance of the City Council of the City of Bastrop, Texas adopting updates to the Development Manual in compliance with Bastrop Building Block (B³) Code, including updates to the Plat Checklist, Site Development Plan Checklist and creating a Municipal Utility District (MUD) - Public Improvement Plan Checklist, and amend Article 4.2 of the B³ Technical Manual to refer to the requirements outlined in the Development Manual and forward to City Council for approval.

ATTACHMENTS:

- Plat Checklist – updated 01/21/2020
- Site Development Plan Checklist - updated 01/21/2020
- Municipal Utility District (MUD) Public Improvement Plan Checklist – created 01/21/2020





City of Bastrop, Texas Plat Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

PER ORDINANCE 2019-54, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, PLAT REQUIREMENTS ARE AS FOLLOWS:

The sub-divider shall submit a plat of the entire area being subdivided. Each Submittal Package shall contain the following documents in order to be deemed complete. If all items are not present, the submission will not be accepted. The submission will be considered a filed application on the next uniform submittal date after which the submission has been considered administratively complete.

| | |
|----|--|
| A. | Completed and signed Planning Application. |
| B. | Agent Authorization Letter. |
| C. | Signed Project Description Letter explaining proposed project, including number of lots existing and proposed, and if those lots are residential or commercial. If submission is for Vacating Plat, the Project Description Letter must provide evidence that the current plat does not meet the proposed development, granting the vacation would not be detrimental to the public health, safety, or welfare or otherwise injurious to the other property in the area, does not substantially conflict with the Comprehensive Plan and the purposes of the Code, and would not generally apply to other properties in the area, and contain signatures of owners of all lots within the original subdivision, if not under common ownership. |
| D. | Bastrop Central Appraisal District Map highlighting the subject property. |
| E. | Copy of deed showing current ownership. |
| F. | Certified Tax Statement showing taxes have been paid. |
| G. | Plat prints, collated and folded: Eight (8) 24" X 36". |
| H. | Eight (8) prints of the approved Preliminary Drainage Study as required in Section 4.10.6, if submitting a preliminary plat. (Ordinance No. 2019-26) |
| I. | Eight (8) prints of the utility schematic/plan. |
| J. | Eight (8) copies of letter outlining Planned Development requirements and how those required are addressed on the plat, if zoning is derived from a Planned Development. |
| K. | Utility Easement Release approvals from all utility providers. |
| L. | Proof of ability to serve by each proposed utility or completed utility evaluation by the City if utility is provided by the City. |
| M. | Digital Submittal: Digital submittals shall be provided on a labeled CD/DVD or flash drive in the format specified below in addition to the hard copy submittal. Application will not be accepted if not in the specified format listed below. The CD/DVD or flash drive will not be returned to the applicant. |
| | 1. PDF 1 – Main Application Materials shall be one document and include a title page called Application – (Specify Project Name), Completed Application, Agent Authorization Form, and Project Description Letter. |
| | 2. PDF 2 – Plats & Utilities plans shall be one document and include a title page called Plat Details – (Specify Project Name), Plat(s), drainage study, and utility schematics. |
| | 3. PDF 3 – Remaining Checklist Items shall be one document and include a title page called Checklist Items – (Specify Project Name), tax map, deed(s), tax certificate, and Planned Development Information (if applicable). |
| | 4. GIS or AutoCAD Files – should include files that show new parcel layout and easements formatted in a GIS geodatabase file or shape file; AutoCAD dwg file spatially referenced using NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet. Files should be titled Parcels_ProjectName and Easements_ProjectName. |

| | |
|----|--|
| N. | Plat filing fee shall be paid at the time of the submission as set forth in City of Bastrop Code of Ordinances – Appendix A. |
| O. | Copy of original plat, if filing an amending plat or replat. |
| P. | Proof of approved variances, if any. |
| Q. | All other required submittals and approvals required by the B ³ Code chapter. |
| R. | For Final Plat, proof that all contractors have been paid. |
| S. | For Minor Plats in the ETJ, drainage calculations showing that the lots will not exceed 60% impervious cover. |

PER ORDINANCE 2019-54, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, PLAT REQUIREMENTS ARE AS FOLLOWS:

| 4.10.8A. - PLAT DETAIL | | Amending | Minor | Replat | Preliminary Plat | Final Plat |
|-------------------------------|---|-----------------|--------------|---------------|-------------------------|-------------------|
| 1 | The name of the subdivision, which shall not duplicate an existing or pending subdivision. | X | X | X | X | X |
| 2 | The total acreage and the proposed total number of lots and blocks within the subdivision and the total acreage of rights-of-way. | X | X | X | X | X |
| 3 | The name of the owner and address. If the owner is a partnership, corporation or other entity other than an individual, the name of the responsible individual such as president or vice-president must be given. | X | X | X | X | X |
| 4 | The name of the licensed public surveyor and licensed engineer, when required, responsible for preparing the plat. | X | X | X | X | X |
| 5 | Scale: 1" = 100'. | X | X | X | X | X |
| 6 | North arrow, north to be at top of sheet, if possible. | X | X | X | X | X |
| 7 | Legend, depicting all symbols, located beside the plat sketch. | X | X | X | X | X |
| 8 | Date, revision block, and each revision shall bear a new date. | X | X | X | X | X |
| 9 | Applicable Plat Notes as shown in Section 4.10.4 | X | X | X | X | X |
| 10 | Ownership boundaries shall be drawn in very heavy lines and shall include overall dimension and bearings. | X | X | X | X | X |

| 4.10.8A. - PLAT DETAIL | | Amending | Minor | Replat | Preliminary Plat | Final Plat |
|-------------------------------|---|-----------------|--------------|---------------|-------------------------|-------------------|
| 11 | Adjacent boundary lines and adjacent right-of-way lines of the proposed subdivision drawn with dashed lines. | X | X | X | X | X |
| 12 | A tie to an original corner of the tract of land of which subdivision is a part. | X | X | X | X | X |
| 13 | Name and location of adjacent subdivision, streets, easements, pipelines, water courses, etc. and the property lines and name of all adjoining property owners. | X | X | X | X | X |
| 14 | Name and location of adjacent subdivisions, streets, and property lines. | X | | | X | X |
| 15 | Existing and proposed topographic and planimetric features within the subdivision, including water courses and ravines, high banks, width of existing and proposed easements and any other physical features pertinent to the subdivision. Contour lines at two (2) foot intervals in terrain with a slope of two (2) percent or less and five (5) foot intervals in terrain with slope greater than two (2) percent, to be a separate exhibit or removed prior to recordation. | X | X | X | X | X |
| 16 | Existing transportation features within the subdivision including the location and width of right-of-way, streets, alleys and easements. | X | X | X | X | X |
| 17 | Proposed features to be dedicated for public use including location, right-of-way, pavement width, surfacing, and name of streets; approximate width and depth of all lots; and location of building lines, alleys, parks, squares, public easements, sanitary facilities, utilities, and sanitary control easements. | X | X | X | X | X |
| 18 | Lot and block lines and numbers of all lots and blocks proposed to be created with complete dimensions for front, rear and side lot lines. | X | X | X | X | X |
| 19 | Floodway, 100-year flood plain and finish floor elevation. | X | X | X | X | X |
| 20 | Locations and size of dimensions of existing utilities, drainage facilities, streets, alleys, and easements. | X | X | X | X | X |
| 21 | Location of City limits line, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, form part of the subdivision, or are contiguous to such boundary. | X | X | X | X | X |
| 22 | Key Map. A key map showing relation of subdivision to well-known streets in all directions to a distance of at least one (1) mile. | X | X | X | X | X |

| 4.10.8A. - PLAT DETAIL | | Amending | Minor | Replat | Preliminary Plat | Final Plat |
|---------------------------------------|---|----------|-------|--------|------------------|------------|
| 23 | An accurate on-the-ground boundary survey of the property with bearing and distances and showing the lines of all adjacent land, streets, easements and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivisions shall be shown dashed). All necessary data to reproduce the plat on the ground must be shown on the plat. | | X | X | X | X |
| 24 | A complete legal description by metes and bounds of the land being subdivided (field notes). | | X | X | X | X |
| 25 | For streets to be dedicated: Complete curve data (delta, length of curve, radius, point of reverse curvature, point of tangency, chord length and bearing) shown on each side of the street; length and bearing of all tangents; dimensions from all angle points of curve to an adjacent side lot line shall be provided. | | | X | | X |
| 26 | For water courses and easements to be dedicated: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Travers line to be provided along the edge of all large water courses in a convenient location, preferably along a utility easement or drainage easement if paralleling the easement or stream. The 100- year flood plain easement shall be shown where applicable. A note shall be provided prohibiting construction within the 100-year flood plain except for public streets or roads or utilities. | | | X | | X |
| 27 | A Certificate of ownership and dedication to the public of all streets, easements, alleys, parks, playgrounds, or other dedicated public uses, signed and acknowledged before a notary public by the owners and any holders of liens against the land. | | | X | | X |
| 28 | A certificate of approval to be signed by the Planning & Zoning Chairman shall be placed on the face of the plat. See Section 4.10.7C1. | | | X | | X |
| 29 | The certificate of the licensed public surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat. | | | X | | X |
| 30 | Phasing Plan | | | | X | |
| 4.10.8B. - STANDARD PLAT NOTES | | Amending | Minor | Replat | Preliminary Plat | Final Plat |
| 1 | The Benchmarks used are: INSERT BENCHMARK DATA AND MONUMENT DATA. | X | X | X | X | X |
| 2 | Water service is provided by the INSERT NAME OF PROVIDER. | X | X | X | X | X |
| 3 | Wastewater service is provided by INSERT NAME OF PROVIDER. | X | X | X | X | X |
| 4 | Electric service is provided by INSERT NAME OF PROVIDER. | X | X | X | X | X |

| 4.10.8A. - PLAT DETAIL | | Amending | Minor | Replat | Preliminary Plat | Final Plat |
|-------------------------------|---|----------|-------|--------|------------------|------------|
| 5 | This Plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on INSERT APPROVAL DATE. | | | | | X |
| 6 | All subdivision permits shall conform to the City of Bastrop Code of Ordinances, public improvement standards, and generally accepted engineering practices per Section 5.10 of the Subdivision Ordinance. | | | X | X | X |
| 7 | Construction Plans and Specifications for all subdivision improvements shall be reviewed and accepted by the City of Bastrop prior to any construction within the subdivision. | | | | X | X |
| 8 | The owner of this subdivision, and his or her successors and assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Bastrop. The owner understands and acknowledges that plat vacation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements. | | | X | X | X |
| 9 | By approving this plat, the City of Bastrop assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or Certificate of Occupancy. | | | | X | X |
| 10 | Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the City. | | | | X | X |
| 11 | No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities. | | | X | X | X |
| 12 | Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ). | | | X | X | X |
| 13 | All new utilities will be underground. | X | X | X | X | X |
| 14 | Impact fees shall be assessed in accordance with the ordinance effective at the time of platting. | | X | X | X | X |
| 15 | Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities. | X | X | X | X | X |
| 16 | A portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # STATE NUMBER for Bastrop County, Effective INSERT DATE, INSERT COMMUNITY NUMBER Community Number, and is on Zone INSERT ZONE. | X | X | X | X | X |
| 17 | Temporary and permanent easements to be provided, as required at the City's sole discretion for off-site improvements. | | | X | X | X |
| 18 | As shown hereon, a ten (10) foot wide public utility easement (P.U.E.) is hereby dedicated adjacent to street Rights-of-Way on all lots. A five (5) foot wide P.U.E. is hereby dedicated along each side and rear lot line. (Required width adjacent to ROW in BP&L service area subject to BP&L final approval.) | X | X | X | X | X |

| 4.10.8A. - PLAT DETAIL | | Amending | Minor | Replat | Preliminary Plat | Final Plat |
|---|--|-----------------|--------------|---------------|-------------------------|-------------------|
| 19 | Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities. | X | X | X | X | X |
| 20 | No building, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Bastrop and/or Bastrop County. | X | X | X | X | X |
| 21 | All easements on private property shall be maintained by the property owner or his or her assignees. | X | X | X | X | X |
| 22 | No lot or structure shall be occupied prior to the Applicant submitting to the City of Bastrop documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABAA). | | | | | X |
| 23 | Erosion and sedimentation controls constructed in accordance with the Subdivision Ordinance of the City of Bastrop are required for all construction on each lot, including single family and duplex construction. | | X | X | X | X |
| 24 | Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. | | X | X | X | X |
| STANDARD PLAT NOTES SPECIFIC TO CITY LIMITS: | | | | | | |
| 25 | Sidewalks shall be constructed in accordance with the ordinances of the City of Bastrop. | X | X | X | X | X |
| 26 | Prior to construction of any improvements on lots in the subdivision, building permits will be obtained from the City of Bastrop. | | X | X | X | X |
| 27 | Build-to lines shall be in accordance with City of Bastrop ordinances. | X | X | X | X | X |
| STANDARD PLAT NOTES SPECIFIC TO EXTRATERRITORIAL JURISDICTION: | | | | | | |
| 28 | A Bastrop County development permit is required prior to any site development. | X | X | X | X | X |
| 29 | All infrastructure required for public roads, drainage, or other public infrastructure (Including but not limited to lighting, signage, traffic lights, sidewalks, parking areas, storm sewers, or other drainage infrastructure), shall be maintained by the Developer, or their assigns, until such a time that it is accepted, if at all, by a governmental entity for maintenance. | X | X | X | X | X |
| 30 | Until such a time as Bastrop County, through the Bastrop County Commissioners Court, accepts the dedication of the improvements delineated and shown on this plat, said improvements are not Bastrop County improvements and are not subject to Bastrop County maintenance. | X | X | X | X | X |
| 31 | This subdivision is located within the Statutory or Voluntary ETJ of the City of Bastrop. | X | X | X | X | X |

| | | | | | | |
|----|--|---|---|---|---|---|
| | STANDARD PLAT NOTES SPECIFIC TO BASTROP POWER & LIGHT: | | | | | |
| 32 | Blanket Temporary Access and Construction Easement Document #INSERT NUMBER has been provided for construction access. | | X | X | X | X |
| 33 | Upon completion of construction and installation of the Electric Facilities on the Property, the developer/owner shall have the Permanent Utility Easement (20 foot easement, to include a 10 foot buffer around all non-opening sides and a 20 foot buffer around opening sides of equipment) surveyed by metes and bounds, at its sole cost and expense, and a copy of that Permanent Easement survey provided to BP&L for the granting and recording of a Permanent Public Utility Easement. The Blanket Temporary Access and Construction Easement shall be vacated as such time BP&L accepts and records the Permanent Public Utility Easement. | | X | | X | X |
| 34 | Any public utility has the right to prune and/or remove trees, shrubbery vegetation and other obstructions to the extent necessary to keep the easements clear. The owner/developer of this subdivision/lot shall provide such providers with any easement and or access required, in addition to those indicated, for the installation and ongoing maintenance of public utilities. | X | X | X | X | X |
| 35 | The owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection for electric utility work required to provide electric service to this project. | | X | | X | X |
| 36 | All fees must be paid before materials are ordered or construction of electric facilities will be scheduled. | | X | | X | X |
| 37 | Line extension fees are required to be assessed at the time of platting. Provide electric load calculations, number of services, or plans for review. | | X | X | X | X |
| | STANDARD PLAT NOTES, WHEN APPLICABLE: | | | | | |
| 39 | Variance from INSERT CODE AND VARIANCE DESCRIPTION was approved by the City of Bastrop on INSERT DATE. | X | X | X | X | X |
| 40 | Residential corner lots on unequal class street shall only access the street with the lower classification. Access for INSERT LOT is prohibited to INSERT STREET NAME. | X | X | X | | X |
| 41 | All restrictions and notes from the previous existing subdivision, INSERT SUBDIVISION NAME, recorded in INSERT RECORDATION NUMBER, plat records, Bastrop County, Texas, shall apply to this plat. | X | | X | | X |
| 42 | This project is located within the area of "known and potential habitat" of the Endangered Houston toad as determined by the U. S. Fish and Wildlife Service as authorized under Bastrop County's Federal Fish and Wildlife- issued Endangered Species - Incidental take permit number TE-113500-0, property owners should contact the Lost Pines Habitat Conservation Plan (LPHCP) Administrator at the Bastrop County Development Services Department prior to any development activity. | X | X | X | X | X |
| 43 | Since no further fragmentation of potential Houston toad habitat occurs from this subdivision, it has no effect to the LPHCP. | X | X | X | X | X |

| 4.10.8C. - SIGNATURE BLOCKS | | Amending | Minor | Replat | Preliminary Plat | Final Plat |
|---|--|----------|-------|--------|------------------|------------|
| 1 | Planning & Zoning Commission Approval Format | | | X | X | X |
| <p>Approved this INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. by the Planning & Zoning Commission of the City of Bastrop, Texas.</p> <p>Approved: _____ Attest: _____</p> <p>Planning & Zoning Commission Chairperson City Secretary</p> | | | | | | |
| 2 | Administrative Approval Format | X | X | X | | |
| <p>Administratively approved and accepted by the City of Bastrop this INSERT DAY day of INSERT MONTH, INSERT YEAR.</p> <p>Approved: _____ Attest: _____</p> <p>City Manager City Secretary</p> <p>Director of Planning</p> | | | | | | |
| 3 | Certificate of the Licensed Public Surveyor | X | X | X | X | X |
| <p>The State of Texas§ County of Bastrop§</p> <p>KNOW ALL MEN BY THESE PRESENTS</p> <p>That I, INSERT NAME, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.</p> <p>Signature and Seal of Registered Public Surveyor _____ Date _____</p> | | | | | | |
| 4 | Certificate of the Licensed Engineer | X | X | X | X | X |
| <p>The State of Texas§ County of Bastrop§</p> <p>KNOW ALL MEN BY THESE PRESENTS</p> <p>That I, INSERT NAME, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.</p> <p>Signature and Seal of Registered Engineer _____ Date _____</p> | | | | | | |

| | 4.10.8A. - PLAT DETAIL | Amending | Minor | Replat | Preliminary Plat | Final Plat |
|---|-------------------------------|----------|-------|--------|------------------|------------|
| 5 | Owner's Signature Block | X | X | X | X | X |
| <p>The State of Texas§ County of Bastrop§</p> <p>KNOW ALL MEN BY THESE PRESENTS</p> <p>That we, INSERT NAME(S) OF OWNER(S), being the owners of INSERT NUMBER OF ACRES acres out of INSERT LEGAL DESCRIPTION, according to the map or plat recorded in Plat Cabinet INSERT NAME, Page INSERT NUMBER, plat records of Bastrop County, Texas and as conveyed to us by deeds recorded in Instrument Number INSERT NUMBER of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:</p> <p>INSERT SUBDIVISION NAME</p> <p>Subject to easements and restrictions heretofore granted and not released and do hereby dedicate any streets and/or easements shown hereon to the public.</p> <p>Witness my hand this INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D.</p> <p>_____ Property Owner Name Property Owner Address</p> | | | | | | |
| 6 | County Clerk Signature Block | X | X | X | | X |
| <p>The State of Texas§ County of Bastrop§</p> <p>I, INSERT COUNTY CLERK'S NAME, County Clerk of Bastrop County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. at INSERT HOUR o'clock INSERT AM BEFORE NOON or PM AFTER NOON, in the plat records of Bastrop County, Texas in Plat Cabinet INSERT NAME, Page INSERT NUMBER.</p> <p>Filed for record on the INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D.</p> <p>_____ Deputy</p> <p>_____ County Clerk, Bastrop County, Texas</p> | | | | | | |



City of Bastrop, Texas

Site Development Plan Checklist

Planning Department • 1311 Chestnut Street • 512-322-8840

| APPLICANT: | | OFFICIAL USE ONLY | |
|-----------------------|--|-------------------|------------------------|
| Included in Submittal | PER ORDINANCE 2019-54, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, SITE PLAN REQUIREMENTS ARE AS FOLLOWS: | Meets Standard | Does Not Meet Standard |
| | SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS | | |
| 1 | Completed and signed Application | | |
| 2 | Agent Authorization Form if Applicant is not the Property Owner | | |
| 3 | Location map highlighting the subject property in context of the surrounding area | | |
| 4 | Copy of deed showing current ownership | | |
| 5 | Copy of current statement of account showing taxes have been paid. | | |
| 6 | Six (6) paper copies of the Site Development Plan with all Required Details listed in the section below. Plans shall be on 24" x 36" sheets collated and folded into 8 1/2" x 11" or stapled and rolled neatly. All pages must be oriented the same direction. | | |
| 7 | Copy of the Approved Final Drainage Plan – attached to the plan sheets Copy of the Approved Final Utility Plan – attached to the plan sheets | | |
| 8 | Paper copy of a Bastrop Fire Dept. (BFD) witnessed fire hydrant flow test report that is less than 1 year old (IFC 507.1 and 507.4) | | |
| 9 | Digital Submittal – Labeled CD/DVD or flash drive PDF 1 – Combined Application and Checklist Items PDF2 – Combined plan sheets for Required Details | | |
| 10 | Site Development Plan filing fee | | |
| 11 | Two (2) copies of TIA when required | | |
| 12 | Three (3) copies of a letter outlining Planned Development Requirements and how those requirements are addressed on the Site Development Plan when required | | |
| 13 | If any required fire code requirements cross into a property other than the owners, a joint-use access agreement or unified development agreement shall be provided and recorded | | |
| 14 | For projects involving an Alternative Method of Compliance (AMoC); documentation showing that an alternate method has been approved per IFC 104.8 and 104.9. | | |
| 15 | Stamped and signed plans by Texas Professional Engineer. | | |
| | SITE DEVELOPMENT PLAN DETAIL REQUIREMENTS | | |
| 1 | COVER SHEET | | |
| 1.1 | Project Name | | |
| 1.2 | Contact name and information for property owner, engineer, surveyor, and any other parties responsible in preparing the Site Development Plan | | |
| 1.3 | Signature blocks for Owner, City Engineer, Fire Department, and Director of Planning and Development. See Signature Blocks section below. | | |
| 1.4 | Fire Department cover sheet table. See BFD Table in section below | | |
| 1.5 | List of ordinances or codes that the site was designed using | | |
| 1.6 | List of jurisdiction and service providers for the site | | |
| 1.7 | Date of preparation and any subsequent revisions (Revision Table) | | |
| 1.8 | North arrow, graphic and written scale in close proximity | | |

| | | | | |
|--|------------|---|--|--|
| | 1.9 | Small scale location map showing the location of the property | | |
| | 1.10 | Legend depicting all symbols used on all pages. Legend shall be replicated as needed on multiple pages. | | |
| | 2 | FINAL PLAT SHEET | | |
| | 2.1 | Copy of Final Plat. Note recordation information or if plat is under review. | | |
| | 3 | OVERALL SITE PLAN SHEET | | |
| | 3.1 | Site Data Summary Chart to include the following: 1. Existing zoning 2. Gross acreage and net acreage 3. Percentage of impervious coverage (building footprint and impervious areas) 4. Area of open space 5. Open space as a percentage 6. Gross building area 7. Total building area by floor 8. Square footage broken down by use 9. Parking spaces required and provided. Provide location, if offsite. 10. Number of proposed lots 11. Residential density | | |
| | 3.2 | Location of existing and proposed building(s), structure(s) or other improvement(s), as well as proposed modifications of the external configuration of the building(s), structure(s) or improvement(s) | | |
| | 3.3 | Entrances and exits to the buildings | | |
| | 3.4 | Required front, side, and rear setbacks from property lines | | |
| | 3.5 | Existing or proposed easements or right of way, within or abutting the lot where the development is being proposed | | |
| | 3.6 | The dimensions of any street, sidewalk, alley, accessibility route, or other part of the property intended to be dedicated to public use. These dedications must be made by separate instrument and referenced on the Site Development Plan | | |
| | 3.7 | On and off-site circulation (including truck loading and pickup areas) and fire lanes | | |
| | 3.8 | All types of surfacing (asphalt, brick, concrete, sod, crushed granite) not under roof | | |
| | 3.9 | Location of dumpster and screening with materials | | |
| | 3.10 | Required parking with dimensions given for layout; location, if off-site. | | |
| | 3.11 | The location and ownership of adjacent properties | | |
| | 3.12 | The location and boundary of any regulatory floodplain or floodway | | |
| | 3.13 | All improvements located in the ROW | | |
| | 3.14 | Curb return radii of all driveways and access aisles | | |
| | 3.15 | Safety barriers, fencing, wheel stops, curbing or other restrictive barriers adjacent to driveways, aisles, maneuvering, or parking areas | | |
| | 3.16 | All existing or proposed driveways | | |
| | 3.17 | Dimensions from each driveway from property lines, intersections, or other driveways. Distances shall be measured from the nearest radii | | |
| | 3.18 | Acceptable scale: 1" = 40', 1" = 100', or similar | | |
| | 4 | LANDSCAPE PLAN SHEET | | |
| | 4.1 | Location, size and species of all trees to be preserved | | |
| | 4.2 | Tree protection plan | | |
| | 4.3 | Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of site | | |
| | 4.4 | Species of all plant material to be used | | |
| | 4.5 | Size of all plant material to be used | | |
| | 4.6 | All types of surfacing (asphalt, brick, concrete, sod, crushed granite) not under roof | | |
| | 4.7 | Spacing of plant material where appropriate | | |
| | 4.8 | Layout and description of irrigation, sprinkler, or water systems including placement of water sources | | |

| | | | | |
|--|------------|--|--|--|
| | 4.9 | Description of maintenance provisions | | |
| | 4.10 | Person(s) responsible for the preparation of the landscape plan | | |
| | 4.11 | Vegetative Screening: Planted height, full growth height, distance between plants | | |
| | 4.12 | 60-foot radius around each tree to show there is one tree within 60 feet of every parking space | | |
| | 4.13 | List of all plants to be used, legend, and location of all plants and landscape elements | | |
| | 4.14 | Location of screening with dimensions and material used | | |
| | 4.15 | Required Note: Irrigation plans require separate permits – approval of Site Development Plan does not constitute approval of any included irrigation plans or elements of the Landscape Plan. | | |
| | 5 | BUILDING ELEVATIONS SHEET | | |
| | 5.1 | Architectural renderings or elevations of all proposed buildings and structures, including dumpster enclosure. | | |
| | 6 | FIRE ACCESS AND CONTROL PLAN SHEET | | |
| | 6.1 | Curb markings and/or signs indicating No Parking – Fire Zone on the designated fire lane | | |
| | 6.2 | The location of any existing and proposed fire hydrants | | |
| | 6.3 | Note if any of the buildings required to have an automatic fire sprinkler system (IFC 903) | | |
| | 6.4 | The location of the fire sprinkler riser room labeled, if applicable. (IFC 901.4.6/105.4.2) | | |
| | 6.5 | Distance between all exterior building walls and all required fire apparatus access areas. (IFC 503.1) | | |
| | 6.6 | Location of motorized gates in the path of a fire lane have been labeled and provided with a Knox key switch, if applicable. (IFC 503.6) | | |
| | 6.7 | Show any fuel tanks to be stored on site and indicate the volume, type of fuel, and tank construction standard (propane, gasoline, diesel, etc.). (IFC 5001.5.1 SUB 6) | | |
| | 6.8 | Show location of any diesel-fueled emergency generators and the UL listing number of the tank, the fuel capacity of the tank in gallons, and fuel tank impact protection. (IFC 5001.5.2) | | |
| | 7.0 | LIGHTING PLAN SHEET | | |
| | 7.1 | Detailed lighting plan showing locations, types, and fixtures. Plan shall include both freestanding and wall mounted lighting | | |
| | 7.2 | Photometric plan for the proposed site extending out to the property lines | | |
| | 8.0 | TRAFFIC CONTROL & PEDESTRIAN SAFETY SHEET | | |
| | 8.1 | Temporary Traffic Control Plan for any impacted (closed or reduced width) roadways. | | |
| | 8.2 | Barricade Summary Table including impacted roadway, roadway classification, street intersection, planned improvements, traffic control detail plan sheet, allowed barricade times, and duration. | | |
| | 8.3 | Temporary pedestrian route/protection if pedestrian route is impacted. | | |
| | 8.4 | Provide calculations, if overhead fall protection is proposed. | | |
| | 8.5 | Safety fencing to prevent public access to construction activities. | | |
| | 8.6 | Sealed by a Texas Professional Engineer. | | |
| | | SUPPLEMENTAL REQUIREMENTS | | |
| | 1. | Site Development Plan cannot be approved until Final Plat is recorded. | | |
| | 2. | Site Development Plan must be prepared by a licensed and registered professional land surveyor and/or a licensed professional engineer. | | |
| | 3. | Building permits will not be issued for any development until the Site Development Plan is approved. | | |
| | 4. | Property taxes must be paid prior to approval of plan. | | |

| | | | |
|----|--|--|--|
| 6. | Required General Note: Signs require separate permits – approval of the Site Development Plan does not constitute approval of any included sign plans or elements. | | |
| 7. | The following table illustrates the requirements of the Bastrop Fire Department in each line item: (MUST SHOW ON COVER SHEET) | | |

| Bastrop Fire Department | |
|--|--|
| Fire Design Codes | |
| Fire Flow Demand @ 20 psi (gpm) | |
| Intended Use | |
| Construction Classification | |
| Building Fire Area (S.F.) | |
| Automatic Fire Sprinkler System Type (If applicable) | |
| Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (If applicable) | |
| Fire Hydrant Flow Test Date | |
| Fire Hydrant Flow Test Location | |
| Alternative Method of Compliance AMOC (If applicable) | |

| | | | |
|----|--|--|--|
| 8. | Signature blocks shall be placed on the Site Development Plan. Signature blocks shall also be placed for any additional entities responsible in preparing the Site Development Plan. The following are the approved signature blocks: | | |
| | <p>The certificate of the licensed public surveyor:</p> <p>THE STATE OF TEXAS § COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS</p> <p>That I, _____ do hereby certify that I prepare this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.</p> <p>_____ Signature and Seal of Registered Public Surveyor with date.</p> | | |

| | | | | |
|--|------------|--|--|--|
| | | <p>Owner's Signature Block: As owner of this property, I promise to develop and maintain this property as described by this plan.</p> <p>_____</p> <p>Name of Owner/Trustee _____ Date</p> | | |
| | | <p>City Approval Signature Block: All responsibility for the adequacy of these plans remains with the engineer who prepared them. In accepting these plans, the City of Bastrop must rely upon the adequacy of the work of the design engineer.</p> <p>Accepted for Construction:</p> <p>_____</p> <p>Director of Planning and Development _____ Date</p> <p>_____</p> <p>City of Bastrop Engineer _____ Date</p> <p>_____</p> <p>City of Bastrop Fire Department _____ Date</p> | | |
| | | <p>Signed and sealed certification of the licensed engineer who prepared the Site Development Plan: I, __, do hereby certify that the information contained in these engineering documents are complete, accurate, and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.</p> <p>_____</p> <p>Signature and Seal of Registered Engineer with date</p> | | |
| | 9.0 | Bastrop Fire Department General Notes | | |
| | 9.1 | The Bastrop Fire Department requires final asphalt or concrete pavement on required access roads prior to the start of combustible construction. Any other method of providing "all-weather driving capabilities" shall be required to be documented and approved as an alternate method of construction in accordance with the applicable rules for temporary roads. | | |
| | 9.2 | Fire hydrants shall be installed with the center of the large diameter hose connection (steamer) located at least 18 inches above finished grade. The steamer opening of fire hydrants shall face the approved fire access driveway or public-street and set back from the curb line(s) an approved distance, typically three (3) to six (6) feet. The area within three (3) feet in all directions from any fire hydrant shall be free of obstructions and the area between the steamer opening and the street or driveway giving emergency vehicle access shall be free of obstructions. | | |
| | 9.3 | Timing of installations: When fire protection facilities are installed by the contractor, such facilities shall include surface access roads. Emergency access roads or drives shall be installed and made serviceable prior to and during the time of construction. When the Fire Department approves an alternate method of protection, this requirement may be modified as documented in the approval of the alternate method. | | |

| | | | | |
|--|-----|--|--|--|
| | 9.4 | All emergency access roadways and fire lanes, including pervious/decorative paving, shall be engineered and installed as required to support the axle loads of emergency vehicles. A load capacity sufficient to meet the requirements for HS-20 loading (16 kips/wheel) and a total vehicle live load of 80,000 pounds is considered compliant with this requirement. | | |
| | 9.5 | Fire lanes designated on site plans shall be registered with the Bastrop Fire Department and inspected for final approval. | | |
| | 9.6 | The minimum vertical clearance required for emergency vehicle access roads or drives is 13 feet - 6 inches for the full width of the roadway or driveway. | | |
| | 9.7 | Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within ten feet of combustible walls, openings, or combustible roof eave lines. | | |
| | 9.8 | <p>Underground Main Notes - To be provided on the Utility Plan Sheet:</p> <p>A. Underground mains supplying NFPA 13 and NFPA 13R sprinkler systems must be installed and tested in accordance with NFPA 13 and the Fire Code, by a licensed sprinkler contractor holding a SCR-U registration through the State Fire Marshal's Office. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.</p> <p>B. Underground mains supplying private hydrants must be installed and tested in accordance with NFPA 24 and the Fire Code, by a licensed sprinkler contractor holding a SCR-U registration through the State Fire Marshal's Office. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.</p> | | |



City of Bastrop, Texas

MUD Public Improvement Plan Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

| APPLICANT: | | OFFICIAL USE ONLY | |
|-----------------------|--|-------------------|------------------------|
| Included in Submittal | PER ORDINANCE 2019-54, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, PUBLIC IMPROVEMENT PLAN REQUIREMENTS ARE AS FOLLOWS: | Meets Standard | Does Not Meet Standard |
| | <p>No construction activities shall commence, until such time as construction plans completely describing the on-site and off-site improvements required by this chapter and other applicable city ordinances and codes have been approved by the City Engineer and Notice to Proceed as been granted in accordance with outlined in Chapter One of the Bastrop Building Block Codes.</p> <p>a. Format. Drawings shall be on twenty-two-inch by thirty-four-inch (22"x34") sheets at generally accepted horizontal and vertical engineering scales.</p> <p>b. Content. Public Improvement Plans shall include all on- and off-site improvements required to serve the proposed development as indicated on the approved preliminary plat and in compliance with applicable ordinances, codes, standards and policies of the city, and other applicable governmental entities. All Public Improvement Plans shall be signed and sealed by a licensed professional engineer, licensed to practice in the State of Texas, in compliance with Section 1.4.013. The Public Improvement Plan shall be submitted for approval by the City Engineer, in accordance with Section 1.4.002 of the B3 Codes AFTER complying with Step One and Two below:</p> <p>1. Step One: A final drainage plan, as required in Section 2.B.5 of the Stormwater Drainage Manual, shall be submitted and approved by the City Engineer along with a geotechnical report by a qualified professional testing laboratory to determine the engineering characteristics of soil, rock and/or fill material such that a geotechnical engineer can then determine and design the type of foundations, earthworks, drainage infrastructure design, and/or pavement subgrades required for the intended man-made structures to be built. Once Step One is completed, the applicant can proceed to Step Two.</p> <p>2. Step Two: A Public Improvement Plan Submittal shall contain the following:</p> <ul style="list-style-type: none"> A. Completed and signed Planning Application. B. Agent Authorization Letter. C. Eight (8) copies of the Public Improvement Plan in compliance with Section 1.4.002 – Public Improvement Plan Requirements – a and b. D. Eight (8) prints of the approved final drainage study by the City Engineer as required in Section 1.3.002(b) – Preliminary Plat – Step 2. | | |
| 1 | COVER SHEET | | |
| 1.1 | Title of Project, Location, and Type of Plans | | |
| 1.2 | City Approval Signature Block | | |
| 1.3 | City Approval Signature Notes | | |
| 1.4 | Sheet Index/Table of Contents | | |
| 1.5 | Vicinity Map of the Project including surrounding streets with a north arrow pointing in the correct direction | | |
| 2 | PRELIMINARY PLAT SHEET | | |
| 2.1 | Legible Copy of Planning & Zoning Commission Approved, Preliminary Plat | | |

| APPLICANT: | | OFFICIAL USE ONLY | | |
|-----------------------|---|---|----------------|------------------------|
| Included in Submittal | PER ORDINANCE 2019-54, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, PUBLIC IMPROVEMENT PLAN REQUIREMENTS ARE AS FOLLOWS: | | Meets Standard | Does Not Meet Standard |
| | 3 | NOTE SHEET(S) | | |
| | 3.1 | City of Bastrop general construction notes, water notes, wastewater notes, erosion, sediment control, and tree protection notes, with City of Bastrop replaced by the MUD entity providing services as appropriate. | | |
| | 3.2 | Current TCEQ Notes. | | |
| | 3.3 | Project Specific Notes (Must not conflict with other required notes). | | |
| | 3.4 | Existing concrete paving clearly shown according to standard symbols and accurately dimensioned. Curb and gutter dimension. Pavement thickness indicated. | | |
| | 3.5 | Statement verifying sufficient clearance exists for driveways from inlet transitions, fire hydrants, etc. | | |
| | 4 | EROSION, SEDIMENTATION, AND TREE PROTECTION SHEET | | |
| | 4.1 | Drainage flow arrows/patterns | | |
| | 4.2 | Stabilized construction entrance | | |
| | 4.3 | Existing and proposed grade(s) | | |
| | 4.4 | Clearly marked limits of construction | | |
| | 4.5 | Contractor staging area(s) with silt fence on downstream side | | |
| | 4.6 | Location and type of all proposed temporary and permanent erosion controls | | |
| | 4.7 | Location of all known underground storage tanks | | |
| | 4.8 | Location of all critical environmental features and their required setbacks | | |
| | 4.9 | Location of all tree protection measures | | |
| | 4.10 | Survey of all trees six (6) inches in diameter or larger | | |
| | 4.10a | Indicate trees by circles with radius of 1' per inch of trunk diameter | | |
| | 4.10b | Dashed/broken circles for trees to be removed | | |
| | 4.10c | Solid/unbroken circles for trees to remain | | |
| | 4.11 | All areas of cut and fill > or = 4' clearly labeled | | |
| | 4.12 | Limits and type of slope stabilization | | |
| | 5 | DEMOLITION PLAN | | |
| | 5.1 | Show all structures being demolished | | |
| | 5.2 | Are there any hazardous materials or designated substances in or below structure being demolished? | | |
| | 5.3 | Will there be a need for infill, call-outs for infill material and positions? | | |
| | 6 | OVERALL DRAINAGE | | |
| | 6.1 | Integrate Approved & Signed Copy of Final Drainage Plan by City Engineer into the plan submittal set. | | |
| | 7 | STREET PLAN AND PROFILE (Construction Standards Manual) | | |
| | 7.1 | Clearly labeled horizontal scale, minimum of 1" – 50' and vertical scale of 1" – 5' (All plans MUST be drawn to scale) | | |
| | 7.2 | Street names, lot and block numbers | | |
| | 7.3 | Benchmarks that are spotted in plain view, conveniently spaced (500'±), located outside construction limits, set on permanent structure | | |
| | 7.4 | Drainage facilities within or intersecting right-of-way and indicate stationing (show inlet type) | | |
| | 7.5 | Street Summary Design Table with Pavement | | |
| | 7.6 | Grade breaks (high and low points) | | |
| | 7.7 | Match lines for continuations of streets on other streets | | |
| | 7.8 | Labeled concrete valley gutter at intersections where appropriate | | |
| | 7.9 | Clearly show the beginning and ending of project | | |
| | 7.10 | Limits of inlet transition | | |
| | 7.11 | All point of curve, point of tangency, compound curvature, point of reverse curvature stations and vertical curve information | | |
| | 7.12 | All fill areas shaded/hatched on profile | | |
| | 7.13 | Show all sleeves and conduit for dry utilities (i.e. gas, cable, phone) | | |
| | 7.14 | Existing street slopes at tie-ins to existing | | |
| | 7.15 | Labeled set-backs, face-of-curb to face-of-curb width, and right-of-way width (all proposed right-of-way dedications) | | |
| | 7.16 | Erosion matting on all slopes 3:1 or steeper | | |
| | 7.17 | Street end barricades shown | | |
| | 7.18 | Buildings on developed property with addresses | | |
| | 7.19 | Intersecting and adjacent streets: type and width of private, walks, alleys | | |

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| | 7.20 | Size and construction of fences in common areas and sight triangles | | |
| | 7.21 | Signs; if commercial in right-of-way, state if electrical | | |
| | | | | |
| | 8 | OVERALL WASTEWATER LAYOUT | | |
| | 8.1 | Street names, lot names, and block letters | | |
| | 8.2 | Existing contours | | |
| | 8.3 | Services applied to lateral to each lot | | |
| | 8.4 | Street names, street/alley widths, fences, and right-of-way widths | | |
| | 8.5 | Minimum finished floor elevation for each lot | | |
| | 8.6 | "Connect to" note to an existing wastewater main | | |
| | 8.7 | Wastewater designation, size, and direction of flow | | |
| | 8.8 | "Construct" notes for sewer and sewer appurtenances | | |
| | 8.9 | Manholes at all future stub outs | | |
| | 8.10 | Easements for all offsite sewer lines | | |
| | 8.11 | Centerline station every 300', deflection angles at points of intersection | | |
| | 8.12 | Note for all existing manholes modified by construction to be tested, repaired, and recoated | | |
| | 8.13 | Detail for water/wastewater crossing | | |
| | 8.14 | Main lines between manholes must be straight, with no more than 300 feet between manholes | | |
| | | | | |
| | 9 | WASTEWATER PLAN AND PROFILE | | |
| | 9.1 | All wastewater main profiled | | |
| | 9.2 | Vertical scale of 1" = 5' | | |
| | 9.3 | Existing ground and proposed ground/subgrade/top of curb | | |
| | 9.4 | Special notes and references to appurtenance sheet numbers | | |
| | 9.5 | Direction, grade, length, size and type of pipe | | |
| | 9.6 | Embedment of pipe | | |
| | 9.7 | Identify elevation of the invert, flow out, flow in, and rim | | |
| | 9.8 | Minimum drop of 0.1' across manhole | | |
| | 9.9 | Elevations of all crossing utilities in the wastewater profile | | |
| | 9.10 | Size of manholes | | |
| | 9.11 | Drop manholes identified | | |
| | 9.12 | Stationing and manhole numbers | | |
| | 9.13 | Existing/proposed manholes, pipes and sizes (parallel to mains) | | |
| | 9.14 | Existing/proposed bridges, culverts and drainage channels | | |
| | 10 | OVERALL WATER PLAN | | |
| | 10.1 | Existing/proposed main lines | | |
| | 10.2 | Street names, lot numbers, and block letters | | |
| | 10.3 | Street/alley widths, rights-of-way, and lot dimensions | | |
| | 10.4 | Valves provided on all legs of pipe intersections | | |
| | 10.5 | All bends are 45 degrees or less | | |
| | 10.6 | Thrust restraints on dead ends | | |
| | 10.7 | Air release valves at all high points | | |
| | 10.8 | Fittings, fire hydrants, manholes, services, and taps are shown | | |
| | 10.9 | Main designation with stationing | | |
| | 10.10 | Material call-out for water main(s) | | |
| | 10.11 | All existing pavements (type and depth), existing and proposed easements (type and width) | | |
| | 10.12 | All fire lines must be ductile iron, greater than or equal to 6" | | |

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| | 11 | WATER PLAN AND PROFILE (ALL WATER LINES MUST BE PROFILED) | | |
| | 11.1 | Clearly labeled vertical scale of 1" = 5' (All plans must be drawn to scale) | | |
| | 11.2 | References to appurtenance sheet numbers | | |
| | 11.3 | Show all mains | | |
| | 11.4 | Existing and proposed ground at Water Main Centerline | | |
| | 11.5 | Direction, linear foot, size, grade and material callout for all water mains | | |
| | 11.6 | Embedment for water main | | |
| | 11.7 | Wastewater/storm sewer crossing with stations and elevation | | |
| | 11.8 | Existing underground utilities (parallel) | | |
| | 11.9 | Existing and proposed storm sewer manhole, pipes, sizes (parallel to mains) | | |
| | 11.10 | Existing and proposed bridges, culverts and drainage channels | | |
| | 11.11 | Elevation of existing and proposed storm sewer pipes and drainage | | |
| | 11.12 | All existing and proposed utilities (including gas lines, buried or overhead power or telephone lines) | | |
| | | | | |
| | 13 | PHASING PLAN (Ordinance) | | |
| | 13.1 | Provide Applicable Phasing Plan | | |
| | | | | |
| | 14 | WASTEWATER DETAILS (Construction Standards) | | |
| | 14.1 | Current City of Bastrop detail (when inside Bastrop CCN) | | |
| | 14.2 | Current Utility Provider detail (when outside Bastrop CCN) | | |
| | | | | |
| | 15 | WATER DETAILS (Construction Standards) | | |
| | 15.1 | Current City of Bastrop detail (when inside Bastrop CCN) | | |
| | 15.2 | Current Utility Provider detail (when outside Bastrop CCN) | | |
| | | | | |
| | 16 | EROSION CONTROL AND TREE PROTECTION DETAILS (Construction Standards) | | |
| | 16.1 | All applicable details | | |
| | | | | |
| | 19 | PUBLIC IMPROVEMENT PLAN NOTES | | |
| | | GENERAL NOTES | | |
| | | 1. All construction shall be in accordance with the City of Bastrop Construction Technical Manual. | | |
| | | 2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for demolition that are damaged or removed shall be repaired or replaced at the Applicant's expense. | | |
| | | 3. The Contractor shall verify all depths and locations of existing utilities prior to any construction. Any discrepancies with the construction plans found in the field shall be brought immediately to the attention of the Engineer who shall be responsible for revising the plans as appropriate. | | |

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| | | 4. Manhole frames, covers, valves, cleanouts, etc. shall be raised to finished grade after to final paving construction. A concrete square shall be poured around all appurtenances. | | |
| | | 5. The Contractor shall give the City of Bastrop 48 hours notice before beginning each phase of construction. Notice shall be given to the Planning and Development Department: 512-332-8848. | | |
| | | <p>6. All areas disturbed or exposed during construction shall follow the required best management practices.</p> <ul style="list-style-type: none"> a) Each site shall provide an access drive and parking area of sufficient dimensions and design, surfaced with a material that will prevent erosion and minimize tracking or washing of soil onto public or private roadways. All non-paved access drives shall be designed so that stormwater runoff from adjacent areas does not flow down the drive surface. b) Any significant amount of runoff from upslope land area, rooftops, or other surfaces that drain across the proposed land disturbance shall be diverted around the disturbed area, if practical. Any diversion of upslope runoff shall be done in a manner that prevents erosion of the flow path and the outlet. c) Any cuts and fills shall be planned and constructed to minimize the length and steepness of slope and stabilized in accordance with the approved erosion control plan timelines and standards of this document. d) Open channels shall be stabilized as required to prevent erosion. e) Inlets to storm drains, culverts, and other stormwater conveyance systems shall be protected from siltation until final site stabilization. f) Water pumped from the site shall be treated by temporary sedimentation basins or other appropriate controls designed for the highest dewatering pumping rate. Water may not be discharged in a manner that causes erosion of the site or receiving channels. g) All waste and unused building materials shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or storm sewer system. h) All off-site sediment deposits occurring as a result of a storm event shall be cleaned up by the end of the next workday. All other off-site sediment deposits occurring as a result of land-disturbing activities shall be cleaned up by the end of the workday. Flushing may not be used unless the sediment will be controlled by a filter fabric barrier, sediment trap, sediment basin, or equivalent. i) All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at one time. Existing vegetation shall be maintained as long as possible. g) j.) Soil stockpiles shall be located no closer than 25-feet from lakes, streams, wetlands, ditches, drainage ways, or roadway drainage systems. Stockpiles shall be stabilized by mulching, vegetative cover, tarps, or other means if remaining for 20 days or longer. | | |

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| | | 7. Prior to any construction, the Applicant's Engineer shall convene a preconstruction conference between himself, the City of Bastrop, the Contractor, utility companies, a MUD representative, any affected parties, and any other entity the City or the Engineer may require. Reference Development Packet for guidance on how to schedule a preconstruction conference. | | |
| | | 8. The Contractor and the Engineer shall keep accurate records of all construction that deviates from the plans. The Engineer shall furnish the City of Bastrop accurate "As-Built" drawings following completion of all construction. These "As-Built" drawings shall meet with the satisfaction of the City Engineer prior to final acceptance. | | |
| | | 9. The Bastrop City Council shall not be petitioned for acceptance until all necessary easement documents have been signed and recorded. | | |
| | | 10. When construction is being carried out within easements, the Contractor shall confine his work to within the permanent and any temporary easements. Prior to final acceptance, the Contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the satisfaction of the City Engineer. | | |
| | | 11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities. | | |
| | | 12. Available benchmarks that may be utilized for the construction of this project are described as follows: (INSERT HERE) | | |
| | | TRENCH SAFETY NOTES | | |
| | | 1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor to the City. Trench safety system plans are on sheet of the plan set. | | |
| | | 2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel. | | |
| | | 3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of Bastrop. | | |
| | | STREET AND DRAINAGE NOTES | | |
| | | 1. All testing shall be done by an independent laboratory at the Applicant's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City of Bastrop Construction Manager and he shall be given a minimum of 24 hours notice prior to any testing. Contact the Planning and Development Department with notice 512-332-8848. | | |

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| | | 2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life. | | | | | | | | | | | | | | |
| | | 3. Depth of cover for all crossings under pavement including gas, electric, telephone, cable TV, water services, etc., shall be a minimum of 36 inches below subgrade unless approved by the City Engineer. | | | | | | | | | | | | | | |
| | | 4. Street rights-of-way shall be graded at a slope of 1/4 inch per foot toward the curb unless otherwise indicated. However, in no case shall the width of right-of-way at 1/4 inch per foot slope be less than 10 feet unless a specific request for an alternate grading scheme is made to and accepted by the City of Bastrop Planning and Development Department. | | | | | | | | | | | | | | |
| | | 5. Barricades built to City of Bastrop standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety. | | | | | | | | | | | | | | |
| | | 6. All RCP shall be minimum Class III unless otherwise approved by the City Engineer. | | | | | | | | | | | | | | |
| | | 7. The subgrade material for the streets shown herein was tested by _____ . The paving sections were designed by _____ in accordance with the current City of Bastrop design criteria. The paving sections are to be constructed as follows: | | | | | | | | | | | | | | |
| | | <table border="1"> <thead> <tr> <th>Street</th> <th>Station</th> <th>Flex. Base Thickness</th> <th>HMAC Thickness</th> <th>Lime Stab. Thickness</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | Street | Station | Flex. Base Thickness | HMAC Thickness | Lime Stab. Thickness | | | | | | | |
| Street | Station | Flex. Base Thickness | HMAC Thickness | Lime Stab. Thickness | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | 8. The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the Soils Report. Any adjustments that are required shall be made through revision of the construction plans. | | | | | | | | | | | | | | |
| | | 9. Where PI's are over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present. | | | | | | | | | | | | | | |
| | | WATER AND WASTEWATER NOTES | | | | | | | | | | | | | | |
| | | 1. Pipe material for water mains shall be PVC (AWWA C-900, minimum Class 200), or Ductile Iron (AWWA C-100, minimum Class 200). Water services (2 inches or less) shall be polyethylene tubing (black, 200 psi, DR 9). | | | | | | | | | | | | | | |
| | | 2. Pipe material for pressure wastewater mains shall be PVC, or Ductile Iron (minimum Class 250). Pipe material for gravity wastewater mains shall be PVC (ASTM D2241 or D3034, maximum DR-26), Ductile Iron (AWWA C-100, minimum Class 200/200). | | | | | | | | | | | | | | |
| | | 3. Unless otherwise accepted by the City Engineer, depth of cover for all lines out of the pavement shall be 42 inches minimum, and depth of cover for all lines under pavement shall be a minimum of 30 inches below subgrade. | | | | | | | | | | | | | | |
| | | 4. All fire hydrant leads shall be PVC (AWWA C-900, minimum Class 200) or ductile iron pipe (AWWA C-100, minimum Class 200). as approved by the Director of Water and Wastewater during plan review. | | | | | | | | | | | | | | |

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| | | 5. All ductile iron pipe and fittings shall be wrapped with minimum 8-mil polyethylene and sealed with duct tape or equal accepted by the City Engineer. | | |
| | | 6. The Contractor shall contact the City Inspector, telephone at 512-332-8848 to coordinate utility tie-ins and notify him at least 48 hours prior to connecting to existing lines. | | |
| | | 7. All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall have bolted covers. Tapping of fiberglass manholes shall not be allowed. | | |
| | | 8. The Contractor must obtain a bulk water permit or purchase and install a water meter for all water used during construction. A copy of this permit must be carried at all times by all who use water. | | |
| | | 9. Line flushing or any activity using a large quantity of water must be scheduled with the City Inspector, telephone at 512-332-8848. | | |
| | | 10. The Contractor, at his expense, shall perform sterilization of all potable water lines constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting material), and necessary labor required for the sterilization procedure. The sterilization procedure shall be monitored by City of Bastrop personnel. Water samples will be collected by the City of Bastrop to verify each treated line has attained an initial chlorine concentration of 50 ppm. Where means of flushing is necessary, the Contractor, at his expense, shall provide flushing devices and remove said devices prior to final acceptance by the City of Bastrop. | | |
| | | 11. Sampling taps shall be brought up to 3 feet above grade and shall be easily accessible for City personnel. At the Contractor's request, and in his presence, samples for bacteriological testing will be collected by the City of Bastrop not less than 24 hours after the treated line has been flushed of the concentrated chlorine solution and charged with water approved by the City. The Contractor shall supply a check or money order, payable to the City of Bastrop, to cover the fee charged for testing each water sample. City of Bastrop fee amounts may be obtained by calling the Water and Wastewater Department, telephone at 512-332-8960. | | |
| | | 12. The Contractor, at his expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water lines constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality and pressure testing shall be monitored by City of Bastrop personnel. | | |
| | | 13. The Contractor shall coordinate testing with the City of Inspector and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing. | | |
| | | 14. The Contractor shall not open or close any valves unless authorized by the City of Bastrop. | | |
| | | 15. All valve boxes and covers shall be in accordance with the City of Bastrop Construction Technical Manual. | | |
| | | 16. Contact the Water and Wastewater Department, telephone at 512-332-8960 for assistance in obtaining existing water and wastewater locations. | | |
| | | 17. The Planning and Development Department, telephone at 512-332-8848, shall be notified 48 hours prior to testing of any building sprinkler piping in order that the Building Official and/or Fire Department may monitor such testing. | | |

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| | 18. Sand, as described in Specification item 510 pipe, shall not be used as bedding for wastewater lines. Acceptable bedding materials are pipe bedding stone, pea gravel and in lieu of sand, a naturally occurring or manufactured stone material conforming to ASTM C33 for stone quality and meeting the following gradation specification: | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>Sieve Size</th> <th>Percent Retained By Weight</th> </tr> </thead> <tbody> <tr> <td>1/2"</td> <td>0</td> </tr> <tr> <td>3/8"</td> <td>0-2</td> </tr> <tr> <td>#4</td> <td>40-85</td> </tr> <tr> <td>#10</td> <td>95-100</td> </tr> </tbody> </table> | Sieve Size | Percent Retained By Weight | 1/2" | 0 | 3/8" | 0-2 | #4 | 40-85 | #10 | 95-100 | | | |
| Sieve Size | Percent Retained By Weight | | | | | | | | | | | | | |
| 1/2" | 0 | | | | | | | | | | | | | |
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| #4 | 40-85 | | | | | | | | | | | | | |
| #10 | 95-100 | | | | | | | | | | | | | |
| | 19. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m. | | | | | | | | | | | | | |
| | 20. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 217, as applicable. Whenever TCEQ and City of Bastrop Specifications conflict, the more stringent shall apply. | | | | | | | | | | | | | |
| | TRAFFIC MARKING NOTES | | | | | | | | | | | | | |
| | 1. Any methods, street markings and signage necessary for warning motorists, warning pedestrians or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition. | | | | | | | | | | | | | |
| | 2. All pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and, the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions. | | | | | | | | | | | | | |
| | 3. Stop bars shall be placed at all stop sign locations. | | | | | | | | | | | | | |
| | 4. "No through truck" signs shall be placed at all subdivision entrances | | | | | | | | | | | | | |
| | EROSION AND SEDIMENTATION CONTROL NOTES | | | | | | | | | | | | | |
| | 1. Erosion control measures, site work and restoration work shall be in accordance with the City of Bastrop Code of Ordinances. | | | | | | | | | | | | | |
| | 2. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied. | | | | | | | | | | | | | |
| | 3. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected by the City of Bastrop for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted. | | | | | | | | | | | | | |
| | ELECTRIC | | | | | | | | | | | | | |
| | 1. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector. | | | | | | | | | | | | | |
| | 2. All mud, dirt, rocks, debris, etc., spilled, tracked or otherwise deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately. | | | | | | | | | | | | | |

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| | | 3. All utilities are to be underground. | | |
| | | 4. A Blanket Temporary Access and Construction Easement for the construction of Electric Facilities is currently on file for the property. | | |
| | | 5. A plat note referencing the Blanket Temporary Access and Construction Easement to be added to the final plat. | | |
| | | 6. Upon completion of construction and installation of the Electric Facilities on the Property the developer/owner shall have the Permanent Utility Easement Area (20-foot easement, to include a 10-foot buffer around all non-opening sides and a 20-foot buffer around opening sides of equipment) surveyed by metes and bounds, at its sole cost and expense, and a copy of that Permanent Easement survey provided to BP&L for the granting and recording of a Permanent Public Utility Easement. The Blanket Temporary Access and Construction Easement shall be vacated at such time as BP&L accepts and records the Permanent Public Utility Easement. | | |
| | | 7. As shown herein, a twenty (20) foot wide Public Utility Easement is hereby dedicated adjacent to street ROW on all lots. | | |
| | | 8. The electric utility has the right to prune and/or remove trees, shrubbery vegetation and other obstructions to the extent necessary to keep the easements clear. The owner/developer of this subdivision/lot shall provide the City of Bastrop electric utility department with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. | | |
| | | 9. The owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection for electric utility work required to provide electric service to this project | | |
| | | 10. All fees must be paid before materials are ordered or construction of Electric Facilities will be scheduled. | | |
| | | 11. Provide electric schedule and load calculations. | | |