

# Planning & Zoning Commission Meeting Agenda

City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602



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

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

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**December 16, 2021 at 6:00 P.M.**

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*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.*

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

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

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

At this time, comments will be taken from the audience on any topic.

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 the Staff Liaison 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

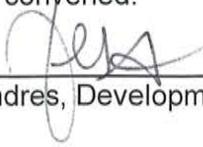
- 3A. Consider action to approve meeting minutes from the November 18, 2021 Planning and Zoning Commission Regular Meeting
- 3B. Hold public hearing and consider action on a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas and forward to the January 11, 2022 City Council meeting.
- 3C. Consider action on the Lakeside Medical Campus Neighborhood Regulating Plan, located on Lakeside Phase 1 & 2, Lots 1, 2, and 3, Lakeside Phase 2 Lot 1A and 1BR (11.136 acres), within the City of Bastrop, Texas as attached in Exhibit A as the Lakeside Medical Campus Neighborhood Regulating Plan.
- 3D. Hold public hearing and consider action on a recommendation for the Bastrop Business and Industrial Park Zoning Concept Scheme, changing the zoning for 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1, and establishing a plan on 146.213 acres in the Bastrop Business and Industrial Park Subdivision from P2 Rural to P-EC Employment Center, located south of SH 71, within the city limits of Bastrop, Texas and forward to the January 11, 2022 City Council meeting.

### 4. UPDATES

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

### 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](http://www.cityofbastrop.org) and said Notice was posted on the following date and time: Monday, December 13, 2021 at 5:15 p.m. and remained posted for at least two hours after said meeting was convened.

  
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Viviana Andres, Development Coordinator



# STAFF REPORT

**MEETING DATE:** December 16, 2021

**AGENDA ITEM:** 3A

**TITLE:**

Consider action to approve meeting minutes from the November 18, 2021 meeting of the Planning & Zoning Commission.

**STAFF REPRESENTATIVE:**

Nicole Peterson, Planning Technician

**ATTACHMENTS:**

Meeting Minutes



# Planning and Zoning Commission

## November 18, 2021

### Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, November 18, 2021 at 6:00 p.m. in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

#### 1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:01 p.m.

Debbie Moore	Present
Cynthia Meyer	Present
Matt Lassen	Present
Cheryl Lee	Absent
Greg Sherry	Present
Ishmael Harris	Present – arrived at 6:02 p.m.
Pablo Serna	Present – arrived at 6:16 p.m.
Carrie Caylor	Absent
Scott Long	Present

#### 2. CITIZEN COMMENTS

There were no citizen comments.

#### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the September 30, 2021 Planning and Zoning Commission Regular Meeting.

Cynthia Meyer made a motion to approve the September 30, 2021 meeting minutes. Greg Sherry seconded the motion and the motion carried 6-0 with Pablo Serna absent.

- 3B. Consider action to elect commission officers for the Planning and Zoning Commission.

Matt Lassen made a motion to elect Debbie Moore as Chair and Pablo Serna as Vice Chair. Ishmael Harris seconded the motion and the motion carried 6-0 with Pablo Serna absent.

- 3C. Consider action to approve The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from Commissioners.

Matt Lassen made a motion to approve The Colony MUD 1C, Section 6 Preliminary Plat, being 24.391 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Greg Sherry seconded the motion and the motion carried 6-0 with Pablo Serna absent.

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- 3D. Consider action to approve The Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission The Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from Commissioners.

Matt Lassen made a motion to approve the Colony MUD 1C, Section 7 Preliminary Plat, being 55.846 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Sam Houston Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Greg Sherry seconded the motion and the motion carried 6-0 with Pablo Serna absent.

- 3E. Consider action to approve The Colony MUD 1F, Section 1 Final Plat, being 11.984 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

Allison Land presented to Commission The Colony MUD 1F, Section 1 Final Plat, being 11.984 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A.

There were no comments or questions from Commissioners.

Cynthia Meyer made a motion to approve the Colony MUD 1F, Section 1 Final Plat, being 11.984 acres out of the Jose Manual Bangs Survey, Abstract No. 5, located south of Eight Oaks Drive, within the extraterritorial jurisdiction of Bastrop, Texas, as shown in Exhibit A. Ishmael Harris seconded the motion and the motion carried 6-0 with Pablo Serna absent.

- 3F. Public hearing and consider action to recommend approval amendments to Ordinance No. 2015-14, Pecan Park Commercial Planned Development, for 66.494 acres of land out of the Nancy Blakey Survey, Abstract No. 98, located south of State Highway 71, east of Orchard Parkway, west of Hasler Boulevard, located within the City of Bastrop, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

Allison Land presented the Pecan Park Commercial Planned Development to Commissioners.

Debbie Moore opened the Public Hearing at 6:13 p.m.

There were no comments from the Public.

Debbie Moore closed the Public Hearing at 6:14 p.m.

Pablo Serna arrived at 6:16 p.m.

# Planning and Zoning Commission

## November 18, 2021

### Meeting Minutes

Discussion commenced between Staff and Commissioner over the following topics:

1. What is proposed to go in the space? The proposed development is for a hotel.
2. How many stories are the hotels that are currently developed in that area? The current hotels are 3 stories in height.
3. Do we have enough roads to handle traffic from apartments, hotels and restaurants being developed? Yes, there is an approved preliminary plat that calls for extensions to handle the traffic.
4. Road connectivity to Orchard Parkway.
5. Has there been a 4-story apartment developed with the current B3 code standards? No, there is not.
6. Will these two discussion items be separate in terms of vote? They can be taken separate or together but was presented as one.

Matt Lassen made a motion to approve amendments to Ordinance No. 2015-14, Pecan Park Commercial Planned Development, for 66.494 acres of land out of the Nancy Blakey Survey, Abstract No. 98, located south of State Highway 71, east of Orchard Parkway, west of Hasler Boulevard, located within the City of Bastrop, as shown in Exhibit A. Scott Long seconded the motion, and the motion carried 6-1 with Greg Sherry against it.

- 3G. Public hearing and consider action to recommend approval of amending Bastrop Building Block (B<sup>3</sup>) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B<sup>3</sup>) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, establishing a repealing clause, providing severability, and providing an effective date, and forward to the December 14, 2021 City Council meeting.

Allison Land presented to Commission the amending Bastrop Building Block (B<sup>3</sup>) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B<sup>3</sup>) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A.

Discussion commenced between Staff and Commissioners on the timeline for how long the process takes to get a plat completed and recorded? She responded we don't bring the plats to Planning and Zoning until they are complete. If the applicant provides everything that is required, we either administratively approve the plat or prepare the plat to be presented at the Planning and Zoning Commission Meeting. If the plat must go to the Planning and Zoning Commission for approval, if the Planning and Zoning Commission approves the plat at the meeting, after the meeting we will obtain the required signatures, and then the plat(s) are taken to be recorded at the County Clerks Office.

Debbie Moore opened the Public Hearing at 6:26 p.m.

There were no comments from the Public.

Debbie Moore closed the Public Hearing at 6:26 p.m.

Matt Lassen made a motion to approve the amending Bastrop Building Block (B<sup>3</sup>) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans and Place Type Zoning Changes, and Bastrop Building Block (B<sup>3</sup>) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A. Pablo Serna seconded the motion and the motion carried unanimously.

# Planning and Zoning Commission

## November 18, 2021

### Meeting Minutes

#### 4. WORKSHOP

- 4A. Update on upcoming development projects, Bastrop Building Block (B3) Code updates, and Comprehensive Plan Amendments.

Jennifer Bills informed the Commission of future planning cases which would be coming before the Planning and Zoning in December and January which included:

1. Colorado Bend (Bastrop 552)
  - a. Future Land Use Amendment
  - b. Transportation Plan Amendment
  - c. Zoning Concept Scheme
2. Burleson Crossing East
  - a. Zoning Concept Scheme
3. Bastrop Business and Industrial Park
  - a. Zoning Concept Scheme
4. Pecan Park Commercial
  - a. Preliminary Plat (Amended)
5. West Bastrop Village/Adelton
  - a. Development Agreement Amendment
6. Lakeside Medical Neighborhood Regulating Plan

The Commissioners asked if Bastrop 552 had filed for Annexation? Jennifer Bills responded that they have filed for annexation, and the property would be going through the annexation process in January.

Jennifer Bills informed the Commission of the future Bastrop Building Block (B<sup>3</sup>) Code Amendments which would be coming before the Planning and Zoning next year (2022) which included:

1. Wireless Transmission Facilities
2. Extraterritorial Jurisdiction Subdivision Standards
3. Update Code Format (move Technical Manual into B<sup>3</sup> Code)

She also mentioned there would be some changes to existing development processes, and other future amendments which would include the Future Land Use/Comprehensive Plan RFP, Annexations for Colorado Bend and Burleson Crossing East, Floodplain Map and Flood Damage Prevention Updates, BCMUDs #3 and #4 (Creekside MUDs) creation and Voluntary ETJ expansion.

#### 5. UPDATES

- 5A. Update on recent City Council actions regarding Planning Department items.

Jennifer Bills presented to Commission updates about Farm Street Village Zoning Concept Scheme which was recommended for approval by Planning and Zoning and is pending approval or denial from City Council.

- 5B. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

Pablo Serna asked Staff to add an item for discussion on the next meeting agenda for Traffic Impact Analysis. He would like more information and to know when a TIA will be required.

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Greg Sherry asked for more information on the Pecan Park Development. Stated his concerns were about the road connectivity with all the developments that are being proposed.

5C. Building Department and Planning Department Monthly Projects Volume Report.

Jennifer Bills presented the building and planning departments monthly project volume report for September and October to the Commission.

**6. ADJOURNMENT**

Cynthia Meyer made a motion to adjourn at 6:51 p.m. Ishmael Harris seconded the motion, and the motion carried unanimously.

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Debbie Moore, Chair

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Pablo Serna, Vice-Chair



# STAFF REPORT

**MEETING DATE:** December 16, 2021

**AGENDA ITEM:** 3B

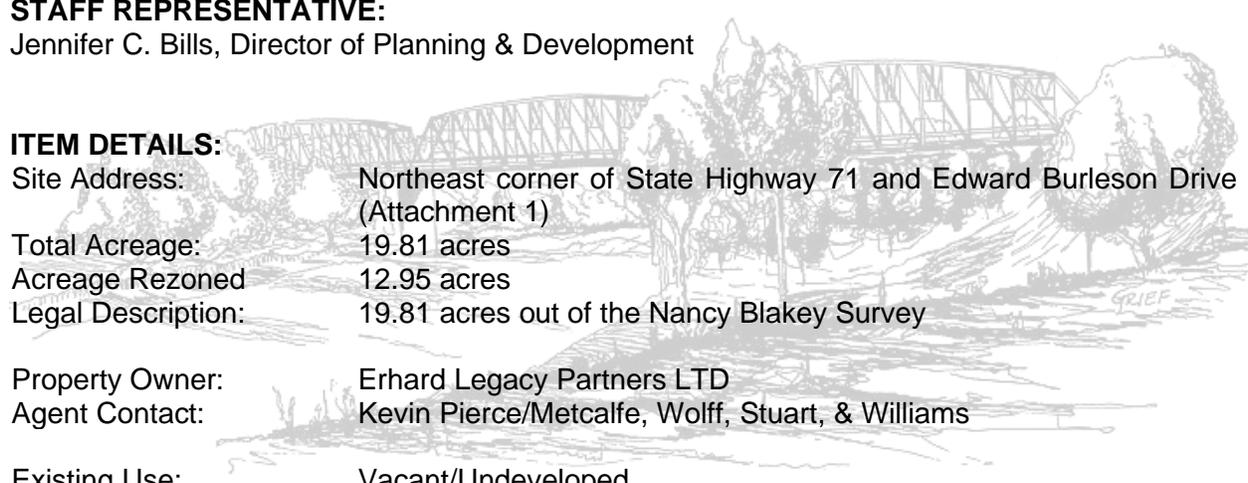
**TITLE:**

Hold public hearing and consider action on a recommendation for the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas and forward to the January 11, 2022 City Council meeting.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**



Site Address: Northeast corner of State Highway 71 and Edward Burleson Drive (Attachment 1)  
Total Acreage: 19.81 acres  
Acreage Rezoned: 12.95 acres  
Legal Description: 19.81 acres out of the Nancy Blakey Survey  
  
Property Owner: Erhard Legacy Partners LTD  
Agent Contact: Kevin Pierce/Metcalfe, Wolff, Stuart, & Williams  
  
Existing Use: Vacant/Undeveloped  
Existing Zoning: P5 Core (existing inside city limits) / P2 Rural (upon annexation)  
Proposed Zoning: P5 Core  
Character District: Cattleman's  
Future Land Use: General Commercial

**BACKGROUND:**

The applicant has submitted an application for a Zoning Concept Scheme for Burleson Crossing East (Exhibit A). The development is proposed to be all Place Type 5 – Core zoning for commercial uses such as retail and restaurant.

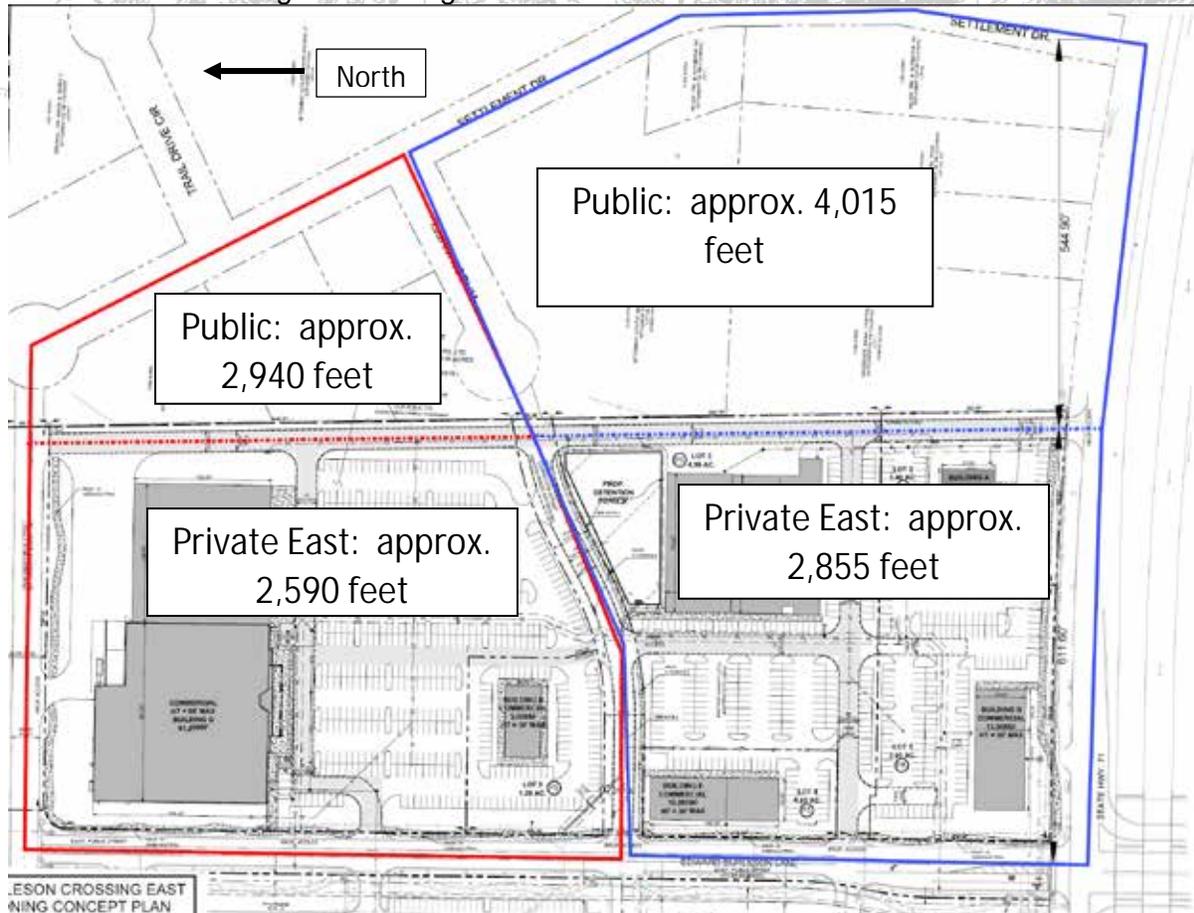
Place Type 5 – Core is defined in the code as:

“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.”

The Future Land Use Plan shows this area as 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.**

The proposed site is anchored by one large building with several pad sites along SH 71. In P5 Core, the block perimeter maximum is 1,320 feet. This is the distance around one building block, which is a block length of 330 feet. For a complete farm lot grid, the perimeter is 2,880 feet which is a lot length of 720 feet. The zoning concept scheme proposes the extension of Blakey Lane and Wagon Wheel Drive, which connect Blakey to Settlement Drive, and Wagon Wheel to Edward Burleson Drive, creating a 720-foot block break running north/south. To complete the 720-foot farm lot going east, the plan proposes to use a private driveway for the required 720' block break east of Edward Burleson Drive. Using the private drive, the block perimeters are 2,590 feet (north) and 2,855 feet (south). Using the public street grid, the perimeters are 2,940 feet and 4,015 feet. Staff recommends that the eastern private drive be dedicated as a public street, which will meet the farm lot grid. See diagram below.



For P5, the development is required to provide public streets every 330 feet to create the building block grid. The applicant has three drive aisles in the southern farm lot that somewhat mimic the building blocks, but do not provide any pedestrian walkways for safe navigation throughout the development.

Zoning Concept Schemes also take into account the variety of place type zoning districts in a pedestrian shed. Changing the zoning to P5 increases the area to 65.74%, which provides more than the recommended 25% allocation of P5 zoning in this pedestrian shed. However, this does meet the Future Land Use Plan General Commercial Character Area. The applicant is requesting that the 10% Civic Space be waived but has not provided a justification or alternative.

Landscape plans for the overall style and Street Type compliance are also considered. Page 8 of the proposed ZCS conceptually addresses the requirements. With the landscape plan, the frontage along SH 71 and all local streets should be landscaped with Street Trees and sidewalks. The east driveway should be publicly dedicated as a street and provide the required sidewalks and street trees. Compliance with this regulation is verified upon review of the Public Improvement Plans and Site Development Plans.

The applicant's proposal contains a number of deviations from the B<sup>3</sup> Code requirements. The applicant provided a Warrant Request Letter, which provides code references, but does not provide what standard will be used in place of the adopted standard or provide appropriate justification based on the B<sup>3</sup> Code Intent. This should include information on how a warrant would provide 1) Fiscal sustainability, 2) Geographic Sensitivity, and 3) Perpetuate Authentic Bastrop. Staff does not recommend approving any of these Warrant requests without more detail.

#### Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible. A Conceptual Drainage Plan has been reviewed and approved by the City Engineer. The site includes one central location for detention. The maximum impervious cover allowed in Place Type 5 is 80%.

#### Annexation

The north 12.95 acres is currently in a Development Agreement approved in 2011. The property owner is required to annex the property into the city limits prior to development. The annexation of the property has been requested. The property will be annexed as P2 Rural. City Council will consider and approve the annexation prior to considering the rezoning from P2 to P5.

#### **PUBLIC COMMENTS:**

Property owner notifications were sent to 11 adjacent property owners on December 2, 2021 (Attachment 4). At the time of this report, zero responses have been received.

#### **POLICY EXPLANATION:**

##### Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

*Notice was published in the Bastrop Advertiser and notice was sent to property owners within 200 feet of the property boundary.*

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

*N/A. Bastrop is not a general-law municipality.*

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

*Notice of the meeting was posted at least 72 hours in advance.*

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

*At the time of this report, no protest has been received.*

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

*If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of 4 out of 5 members to approve the zoning request.*

*At least 5 members of the Planning & Zoning Commission must vote to make an official recommendation to the City Council. Failure to reach five vote means no official recommendation can be forwarded, but this does not impact the City Council's vote requirement to approve or deny the request.*

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – 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.

- 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.
  - *The east drive aisle should be publicly dedicated. Internally, the development's driveways should include pedestrian improvements to mimic the 330-foot building block grid and provide pedestrian access.*
- 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.
  - *With the installation of the new public streets, this will minimize curb cuts onto the main arterials.*
- 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.
  - *The buildings throughout the development should provide the required encroachments on the primary and secondary facades.*
- Require planned general commercial and out-parcels to be arranged in a manner so that buildings are oriented toward and frame the street.
  - *The buildings should be oriented to the public streets. In lieu of this, the internal drive aisles should be designed to mimic the street cross sections with parallel parking and sidewalks, and the front of the buildings oriented towards these aisles.*
- 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.
  - *The proposed ZCS does not provide street trees or landscaping along State Highway 71. This should be included as well as trees along the internal drive aisles.*
- 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.
  - *The B<sup>3</sup> Code does not have minimum lot sizes or parking minimums.*

- 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 ZCS should include well established internal drive aisles, in addition to the public 720-foot farm lot grid and provide the required sidewalks.*

Compliance with Bastrop Building Block (B<sup>3</sup>) Code:

B<sup>3</sup> CODE INTENT (See Executive Summary)

The code is built around three core intents:

- Fiscal Sustainability

New development and redevelopment must be done with a focus on the intersection of the Public and Private Realms. This is the area where city and utility infrastructure are maintained in an efficient manner and the commercial development creates a complete neighborhood.

*This area of town provides existing street connections and a geography that allows opportunity to meet the B<sup>3</sup> Code. With the extension of Blakey Lane and Wagon Wheel Drive, the development can extend and connect to the existing infrastructure. At minimum, the east driveway should be dedicated as a public street, which will provide the basic built form that has existed in Bastrop since establishing the Iredell Map in 1920. Internal public streets or at minimum, drive aisles with pedestrian walkways and crosswalks, will need to be provided to create a multimodal environment. The Master Transportation Plan calls for both Blakey Lane and Wagon Wheel Drive to connect back to the existing Riverside Grove neighborhood, thereby creating a complete neighborhood.*

- Geographically Sensitive Developments

Development will retain its natural form and visual character, which is derived from the topography and native environment.

*This area does not provide any geographic or built conditions that would prohibit or challenge the requirements of the B<sup>3</sup> Code.*

- Perpetuation of Authentic Bastrop

The B<sup>3</sup> Code will perpetuate the built form that has been predominate over the City's 189-year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the city and creates sites/buildings that are not adaptable and sustainable in the long-term.

*The proposed ZCS is not perpetuating the built form that has withstood the changes over the city's history but is continuing the style of development predominate in the 1990/2000's, which creates an auto-oriented development that ignores pedestrians, does not create a walkable/visible streetscape with the building placement, and creates excessive parking which leads to increased drainage detention and management.*

B<sup>3</sup> Code ARTICLE 5.1 INTENT OF DEVELOPMENT PATTERNS

(b) The Development Pattern type will be used to guide the creation of the Zoning Concept Scheme and Neighborhood Regulating Plan (see Article 2-3 Neighborhood Regulating Plans

in B3 Technical Manual) configurations suitable for different geographies and Character Districts.

*The Character District of this project is Cattleman's, which allows for Traditional Neighborhood Development (TND) using the standard building block pattern, or Village Center Development, which focuses the development around a pedestrian center with the vehicular traffic kept to a street network at the outer edges of the development. The development is proposing the TND form.*

#### SEC. 5.2.002 TND STANDARDS

1. Detail the block perimeters, block lengths, pedestrian shed area, place type allocations per B<sup>3</sup> Code 3.2.002b.

*In P5 Core, the block perimeter maximum is 1320 feet. This is the distance around one building block, which is a block length of 330 feet. The zoning concept scheme does not meet this requirement. The applicant has attempted to meet the farm lot (720-foot grid) requirement using four public streets and one private driveway to form a partial farm lot; however, the development does not meet the 330-foot building block grid even with private drive aisles.*

*A quarter-mile radius around the development creates the pedestrian shed for the area. The goal of a pedestrian shed is to ensure the neighborhood created is walkable. Allocations of various place types provide variety in a neighborhood to promote a complete neighborhood. Changing the place type to P5 Core increases the P5 Place Type allocation for this pedestrian shed to 66.74%.*

#### **DIRECTOR ANALYSIS & RECOMMENDATION:**

This Zoning Concept Scheme does not meet the B<sup>3</sup> Code for the following reasons:

- Does not provide the publicly dedicated building block or farm lot grid.
  - The eastern drive aisle should be a publicly dedicated street.
  - Internal to the farm lots, the 330-foot grid is required. Staff will entertain a recommendation for creating private drive aisles mimicking the 300-foot grid with parallel parking and pedestrian walkways with landscaping.
  - If the full 330-foot grid is not provided, a Traffic Impact Analysis will be required to for the development during the Preliminary Infrastructure Plan review.
- Buildings are not oriented towards public streets and do not meet the lot occupation standards.
  - Buildings should be oriented and provide required encroachments on the public streets. If an acceptable private aisle grid is provided, Staff may recommend that the buildings orient to these aisles with appropriate pedestrian improvements and landscaping.
- Civic Space has not been provided. Staff recommends the applicant include a plan for internal civic space within the development, i.e. picnic areas, bus stops, plazas, etc.
- The landscape plan should provide street trees along all public streets. Compliance with this requirement will be determined during the Public Improvement Plan review.

#### **RECOMMENDATION:**

Hold public hearing and consider action to recommend denial of the Burleson Crossing East Zoning Concept Scheme, changing the zoning for 12.95 acres out of the Nancy Blakey Survey

from P2 Rural to P5 Core and establishing a plan on 19.81 acres, attached as Exhibit A, located at the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, and forward to the January 11, 2022 City Council meeting.

**ATTACHMENTS:**

- Exhibit A: Burleson Crossing East Zoning Concept Scheme
- Attachment 1: Location Map
- Attachment 2: Applicant's Project Description Letter
- Attachment 3: Applicant's Warrant Request Letter
- Attachment 4: Property Owner Notice
- Attachment 5: Zoning Map
- Attachment 6: Future Land Use Map







**LJA Engineering, Inc.**  
 7500 Rialto Boulevard  
 Building II, Suite 100  
 Austin, Texas 78735  
 Phone 512.439.4700  
 Fax 512.439.4716  
 FRN-F-1386

**BURLESON CROSSING EAST  
 ZONING CONCEPT PLAN**  
 OVERALL AERIAL VIEW

I:\A\141\_Bastrop\407 - Burleson East\Submittal Sheets\Zoning plan set\Aerial SITE PLAN.dwg Nov 23, 2021 - 1:22pm  
 User: cspoon  
 Plot Date/Time: Nov 23, 2021 1:22:49

**NOTES:**

1. AT THE CURRENT TIME, THERE IS NOT A DEFINED SCHEDULE FOR PHASED DEVELOPMENT OF THIS PROJECT. IT IS ANTICIPATED THAT EACH LOT WILL BE CONSTRUCTED AS ITS OWN PHASE INCLUDING THE INFRASTRUCTURE TO SERVE THAT RESPECTIVE PHASE.
2. COMMERCIAL USES DO NOT HAVE SPECIFIED DENSITY REQUIREMENTS. FORMATION OF BLOCKS IN ITSELF LIMITS THE DENSITY.
3. THERE ARE NO MAJOR EXISTING PHYSICAL FEATURES ON THIS SITE THAT WOULD BE IMPACTED BY DEVELOPMENT OF THIS SITE.
4. SITE LAYOUT, BUILDING SIZE, AND OTHER RELATED INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND FOR INFORMATIONAL PURPOSES ONLY, AND IS SUBJECT TO CHANGE. ACTUAL SITE PLAN AND BUILDING DATA WILL BE PROVIDED DURING SITE DEVELOPMENT PLAN REVIEW.

**LIST OF REQUESTED WARRANTS**

**B3 CODE**

- SEC. 5.2.002 (B) 1,320 FT PREFERRED MAX BLOCK LENGTH
- SEC. 5.2.002 (C) 330'X330' PREFERRED BLOCK SIZE
- SEC. 5.2.002 (D) MIDDLE 20' PEDESTRIAN WALKWAY
- SEC. 6.3.003 (A)(3) BUILDING FAÇADE LOCATION WITHIN 30' OF A STREET CORNER, AND PROHIBITION OF PARKING WITHIN THE FIRST LAYER
- SEC. 6.3.005 (D)(1) THRU (D)(6) - DRIVEWAY LOCATION AND ALLEY ACCESS REQUIREMENTS
- SEC. 6.3.006 (5), (8) AND (9) RESTRICTING PARKING WITHIN THE FIRST LAYER, PARKING SCREENING, LOCATING PARKING BEHIND THE REAR SETBACK
- SEC. 6.3.008 (D) MAX STORY CANNOT EXCEED 25 FEET FOR COMMERCIAL BUILDING
- SEC. 6.3.009 (B) BUILDING FRONTAGE FAÇADE MUST BE PARALLEL TO FRONTAGE LINE
- SEC. 6.3.009 (D) FIRST FLOOR COMMERCIAL USES SHALL HAVE 70% GLAZING ON THE FIRST FLOOR
- SEC. 6.5.003 - A 80% FAÇADE TO FRONTAGE RATIO, BUILD-TO-LINE OF 2FT - 15FT
- SEC. 6.5.003 - D PARKING LOCATION - PARKING LIMITED TO LAYER 3
- SEC. 7.3.003 CONNECTOR STREET CROSS SECTION REQUIRES TREES 30' OC
- SEC. 7.3.013 (D)(1) REQUIRES AN ADDITIONAL 7' OF ROW ON EACH SIDE OF STREET IF P5 IS LOCATED ON BOTH SIDES OF A ROAD
- SEC. 7.4.002 (A) 330 FT MAX BLOCK LENGTH, 1320 FT MAX BLOCK PERIMETER
- SEC. 7.4.002 (B) 20' PEDESTRIAN WAY REQUIRED IF BLOCK LENGTH EXCEEDS 330 FT
- ART. 7.5 REQUIRES CIVIC SPACE FOR DEVELOPMENT OVER 13.6 ACRES

**B3 TECHNICAL MANUAL**

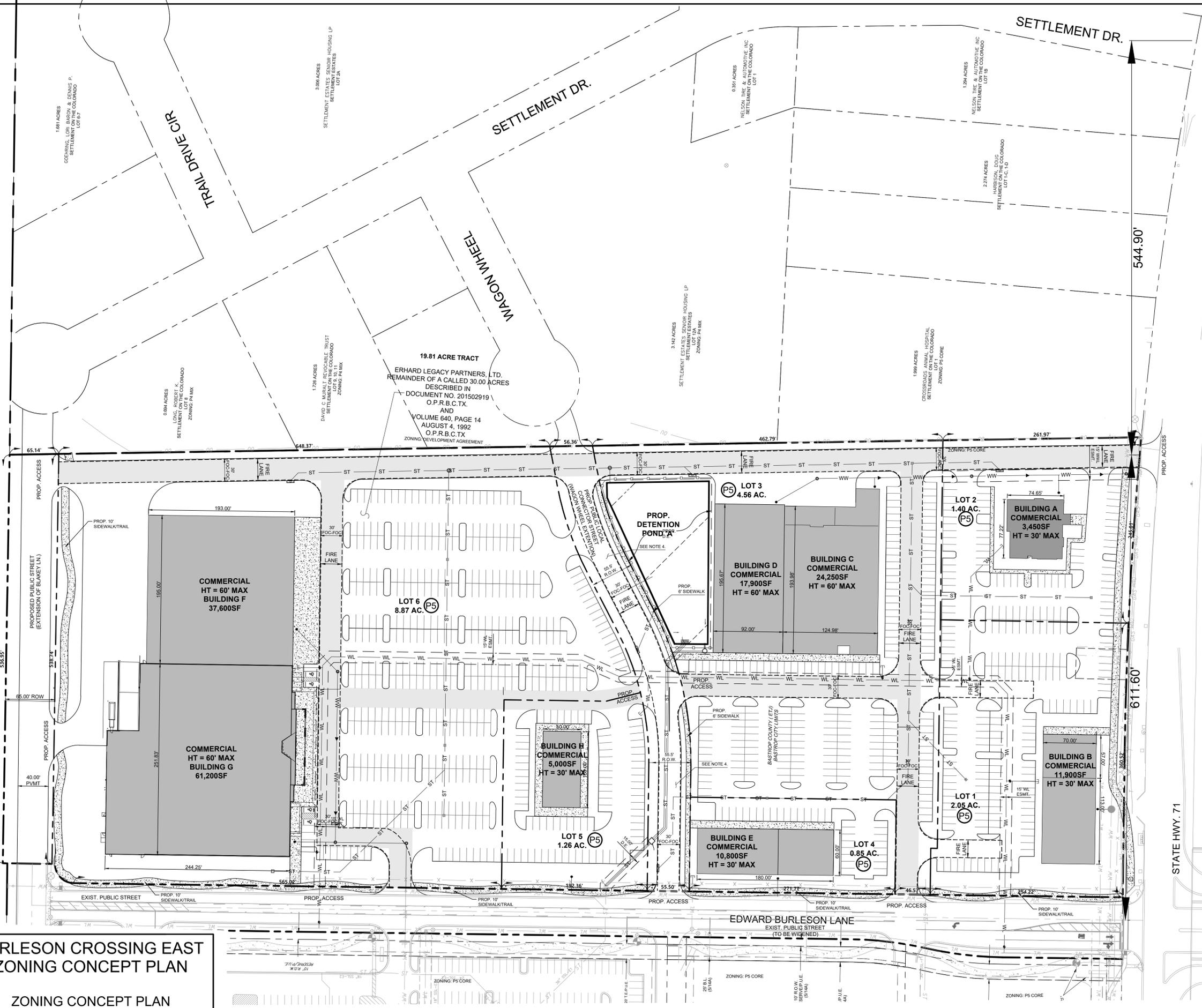
- SEC. 2.1.006 (A) REQUIRES PARKING AND DRIVE AISLES TO BE LOCATED IN LAYER 2 OR 3
- SEC. 3.2.008 (C) REQUIRES P5 STREET SIDEWALKS TO BE MIN. 10' WIDE, AND LOCATED WHOLLY WITHIN ROW
- SEC. 3.2.013 (A)(1) STREET TREES SHALL BE 4" CALIPER AND SPACED EVERY 30 FT
- SEC. 3.2.013 (A)(4) REQUIRES PLANT MATERIAL TO MEET VERY STRICT NURSERY / PROPAGATION STANDARDS

DUE TO THE COMPLEXITY OF THE B3 CODE AND THE CONCEPTUAL NATURE OF THIS PROJECT AT THIS TIME, WE RESPECTFULLY ARE RESERVING THE RIGHT TO DISCUSS AND REQUEST ADDITIONAL WARRANTS THAT MIGHT BE NECESSARY RELATED TO STREET LIGHTING, SITE LIGHTING, SIGNAGE AND OTHER SITE REGULATIONS THAT WOULD NATURALLY RESOLVE THEMSELVES DURING THE SITE DEVELOPMENT AND / OR BUILDING PERMIT PHASE OF THE APPLICATION PROCESS

PROPOSED DEVELOPMENT PATTERN IS TND WITH THE ABOVE REQUESTED WARRANTS.

**LEGEND**

- PRIVATE DRIVE
  - PLACE TYPE (P5)
  - PROP. SIDEWALK
  - LOT DIMENSIONS
  - FIRE LANE
- SCALE IN FEET



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**BURLESON CROSSING EAST  
 ZONING CONCEPT PLAN**



MAX. BUILDING  
HEIGHT = 60'



MAX. BUILDING  
HEIGHT = 60'



MAX. BUILDING  
HEIGHT = 60'



MAX. BUILDING  
HEIGHT = 60'



MAX. BUILDING  
HEIGHT = 60'



MAX. BUILDING  
HEIGHT = 30'



MAX. BUILDING  
HEIGHT = 30'

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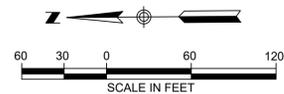
**LJA Engineering, Inc.**  
7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

**BURLESON CROSSING EAST  
ZONING CONCEPT PLAN**  
  
BUILDING ELEVATION PLAN

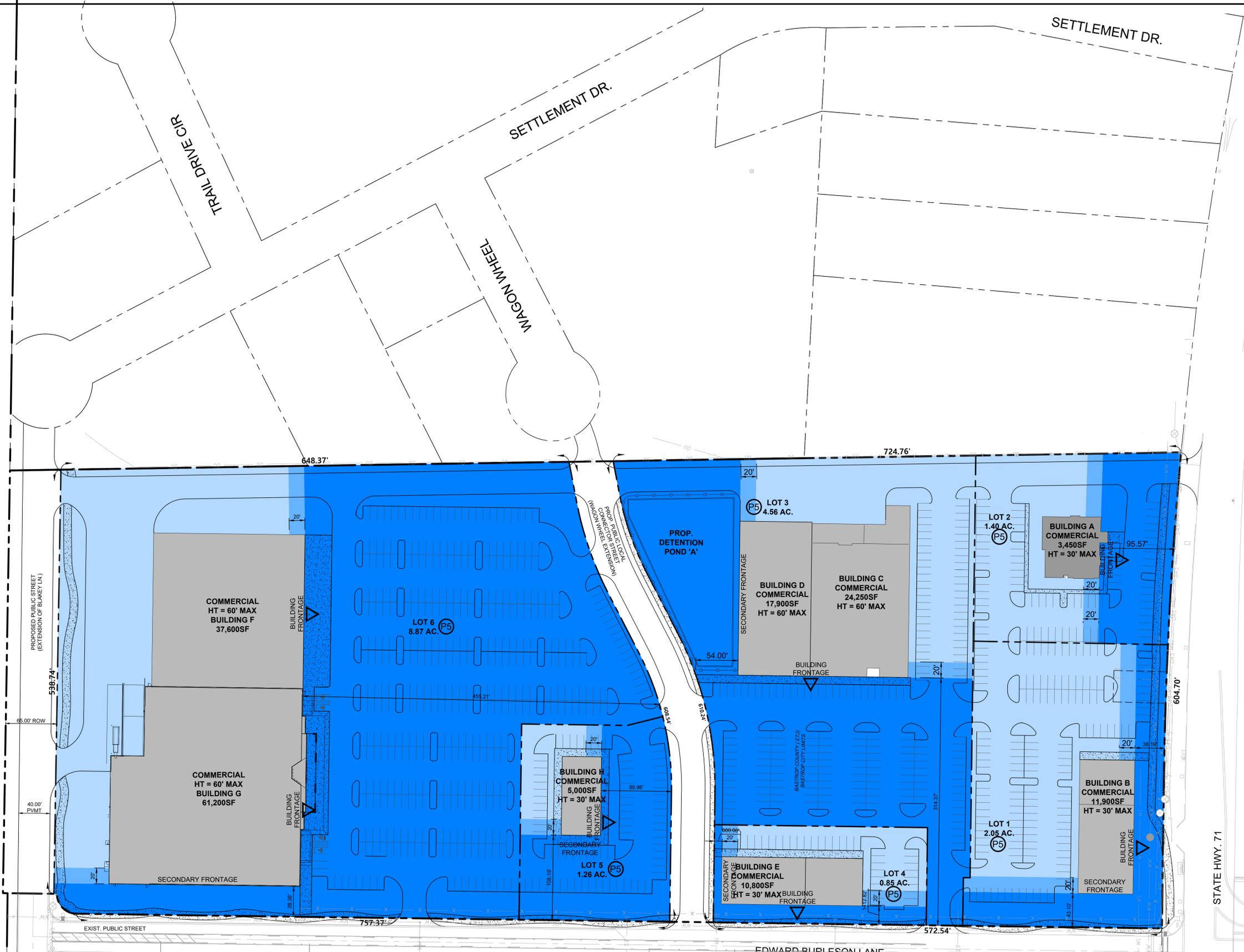
**LEGEND**

- 1ST LAYER - 2' TO 15' FROM FRONTAGE
- 2ND LAYER - 20' BEHIND 1ST LAYER
- 3RD LAYER - REST OF LOT
- P5 PLACE TYPE
- PROP. SIDEWALK
- ~51.83' BLOCK DIMENSIONS
- BUILDING FRONTAGE DIRECTION

LOT	FRONTAGE	BUILDING FRONTAGE	
LOT 1	360LF	78LF	21.66%
LOT 2	245	170	69.39%
LOT 3	47	217	461.70%
LOT 4	271	180	66.42%
LOT 5	261	100	38.31%
LOT 6	347	458	131.99%
<b>TOTAL</b>	<b>1,531</b>	<b>1,202</b>	<b>78.51%</b>

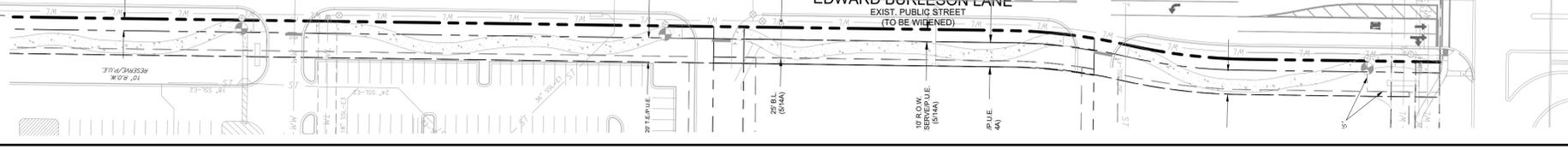


322.788 ACRES  
 KETHA, LLOYD F.  
 A88 BLAKEY, NANCY TRACT 2

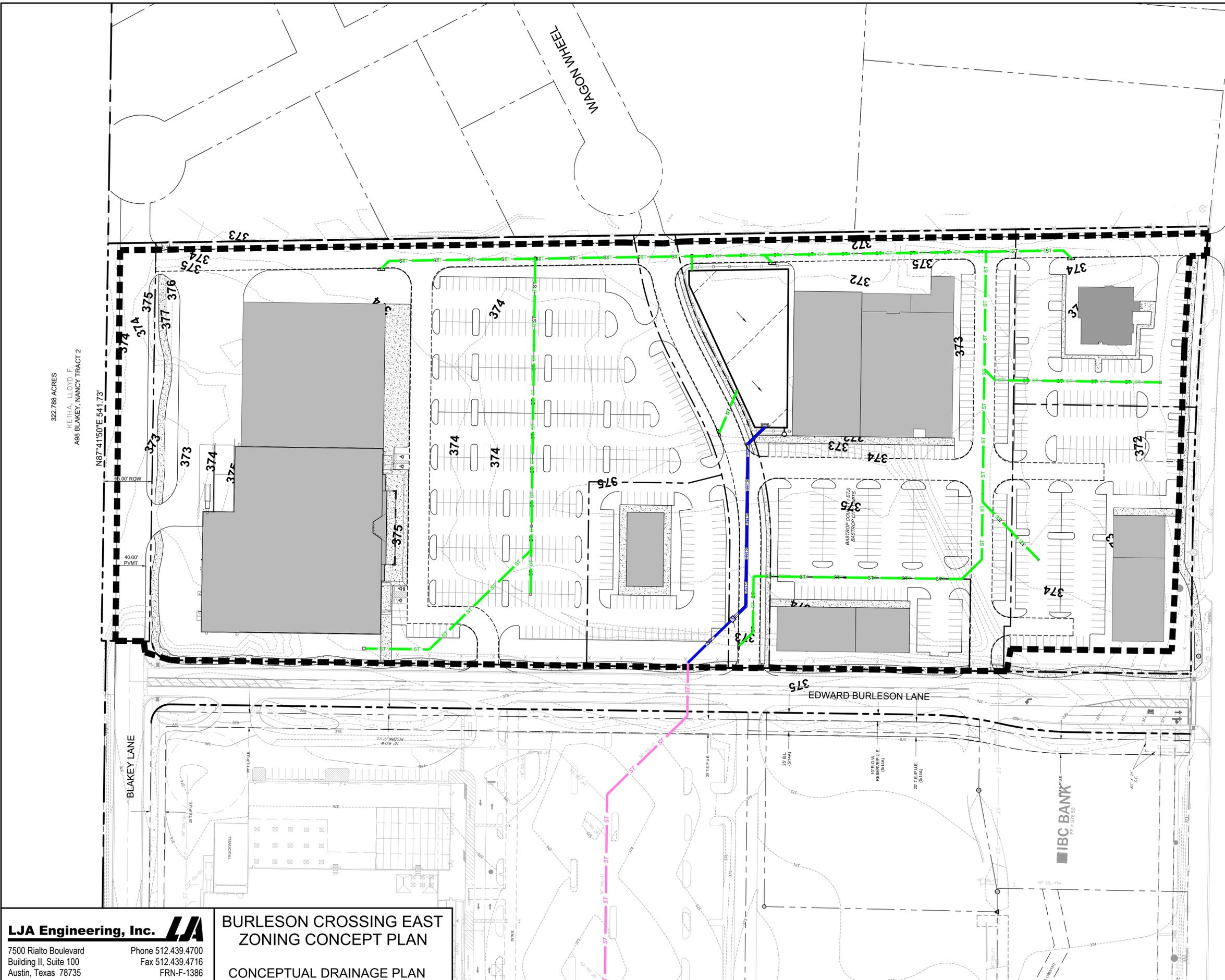


**BURLESON CROSSING EAST ZONING CONCEPT PLAN**  
**SITE LAYERS CONCEPT PLAN**

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 SCALE IN FEET  
 60 30 0 60 120

**LEGEND**

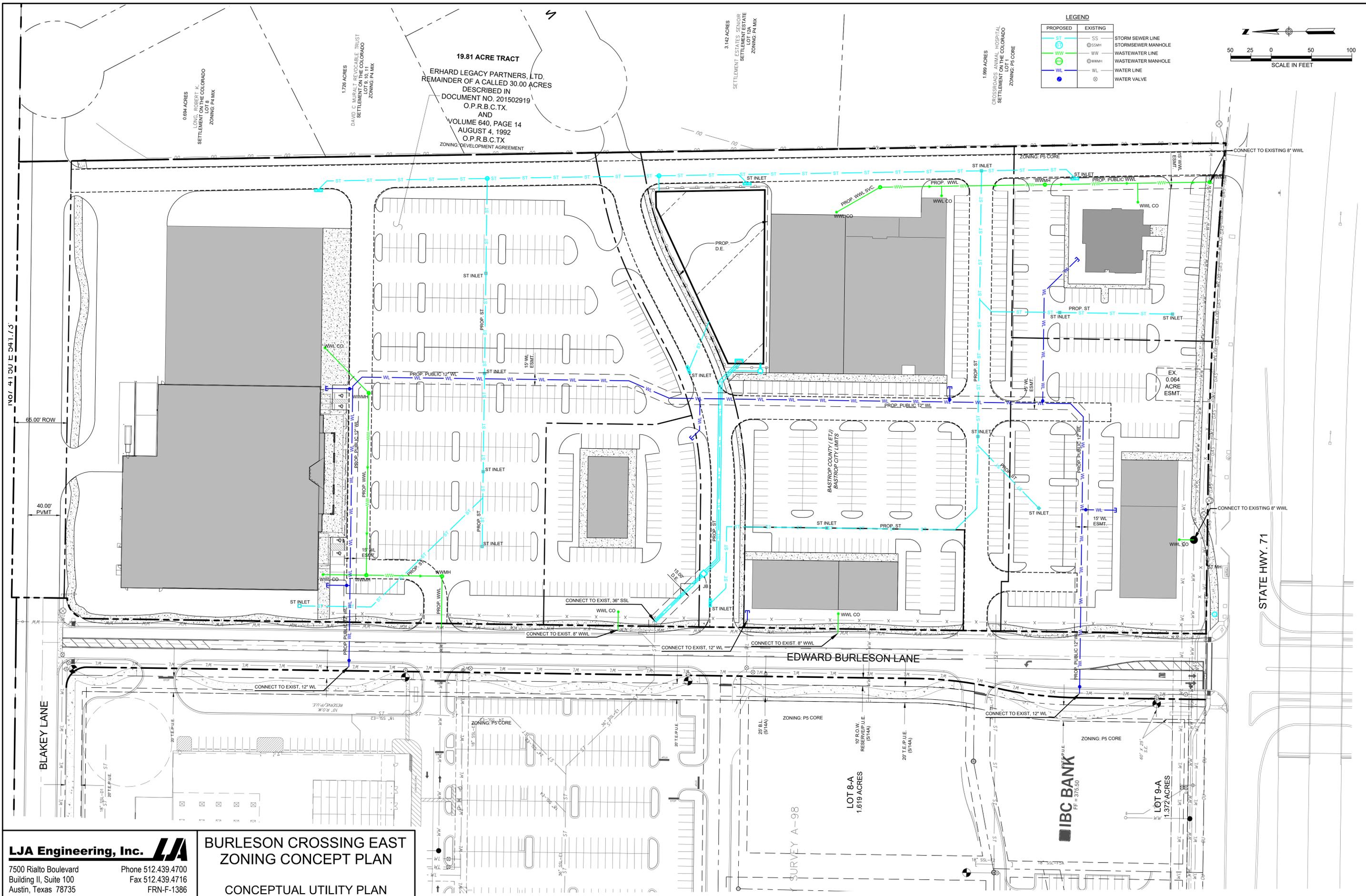
 10 2.59 ACRES	DRAINAGE AREA NUMBER AND ACREAGE
	DRAINAGE AREA
	PROPERTY LINE
	TC PATH
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
$Q_{25} = 16.64 \text{ cfs}$ $Q_{100} = 23.62 \text{ cfs}$	$Q_{25}$ $Q_{100}$
	FLOW DIRECTION ARROW
	PROPOSED STORM SEWER TO CONVEY ON-SITE FLOWS TO PROPOSED BURLESON CROSSING EAST DETENTION POND
	PROPOSED 4" X 2" RBC STORM SEWER AND 36" STORM PIPE TO DRAIN TO EXISTING 36" STORM SEWER, BURLESON CROSSING IMPROVEMENTS
	EXISTING 36" STORM SEWER, BURLESON CROSSING SUBDIVISION IMPROVEMENTS, DRAINS TO EXISTING BURLESON CROSSING DETENTION POND.

**NOTES:**  
 1. THIS IS A CONCEPTUAL DRAINAGE PLAN FOR THE PROPOSED BURLESON CROSSING EAST SITE ONLY. MORE DETAILED INFORMATION IS BEING PROVIDED AS PART OF THE SEPARATELY PREPARED DRAINAGE CONCEPT PLANS.

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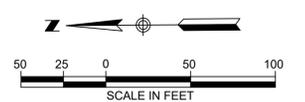
**BURLESON CROSSING EAST**  
**ZONING CONCEPT PLAN**  
**CONCEPTUAL DRAINAGE PLAN**

STATE HWY. 71



**LEGEND**

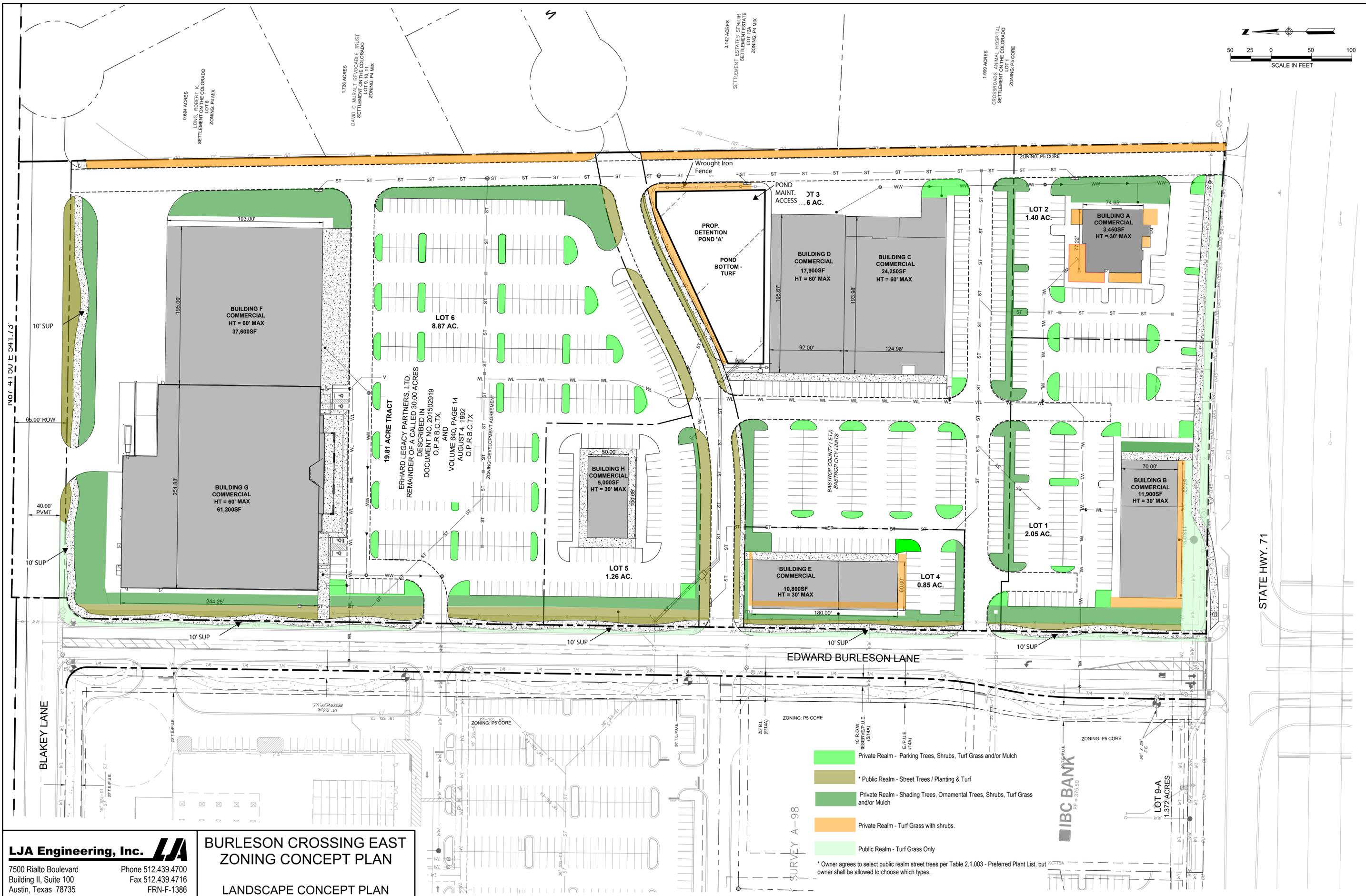
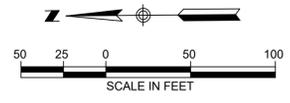
PROPOSED	EXISTING	DESCRIPTION
		STORM SEWER LINE
		STORMSEWER MANHOLE
		WASTEWATER LINE
		WASTEWATER MANHOLE
		WATER LINE
		WATER VALVE



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**BURLESON CROSSING EAST  
 ZONING CONCEPT PLAN**  
 CONCEPTUAL UTILITY PLAN



- Private Realm - Parking Trees, Shrubs, Turf Grass and/or Mulch
- \* Public Realm - Street Trees / Planting & Turf
- Private Realm - Shading Trees, Ornamental Trees, Shrubs, Turf Grass and/or Mulch
- Private Realm - Turf Grass with shrubs.
- Public Realm - Turf Grass Only

\* Owner agrees to select public realm street trees per Table 2.1.003 - Preferred Plant List, but owner shall be allowed to choose which types.

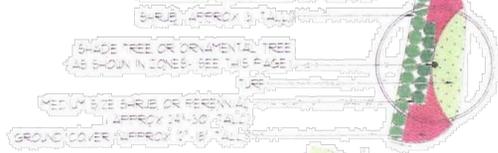
**LJA Engineering, Inc.**  
 7500 Rialto Boulevard  
 Building II, Suite 100  
 Austin, Texas 78735  
 Phone 512.439.4700  
 Fax 512.439.4716  
 FRN-F-1386

**BURLESON CROSSING EAST  
 ZONING CONCEPT PLAN**  
 LANDSCAPE CONCEPT PLAN

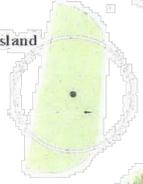
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Detail A: Typical Islands Throughout Parking Areas

Detail A1: Typical Planted Island

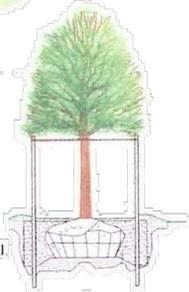


Detail A2: Typical Bermed Island



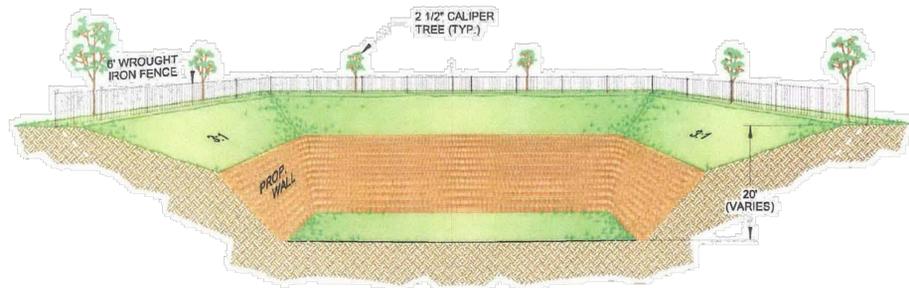
Detail B: Shade Trees

- Site to utilize at least three of the following species:
- Live Oak - 3" caliper / 10' tall
  - Cedar Elm - 3" caliper / 10' tall
  - Red Oak - 3" caliper / 10' tall
  - Burr Oak - 3" caliper / 10' tall
  - Chinquapin Oak - 3" caliper / 10' tall



Detail C: Ornamental Trees

- Site to utilize at least three of the following species:
- Texas Redbud - 1 1/2" caliper / 6' tall
  - Crape Myrtle - 1 1/2" caliper / 6' tall
  - Vitis - 1 1/2" caliper / 6' tall
  - Yaupon - 1 1/2" caliper / 6' tall
  - Mountain Laurel - 1 1/2" caliper / 6' tall



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.



This is a general example of the landscaping in certain end islands and medians.

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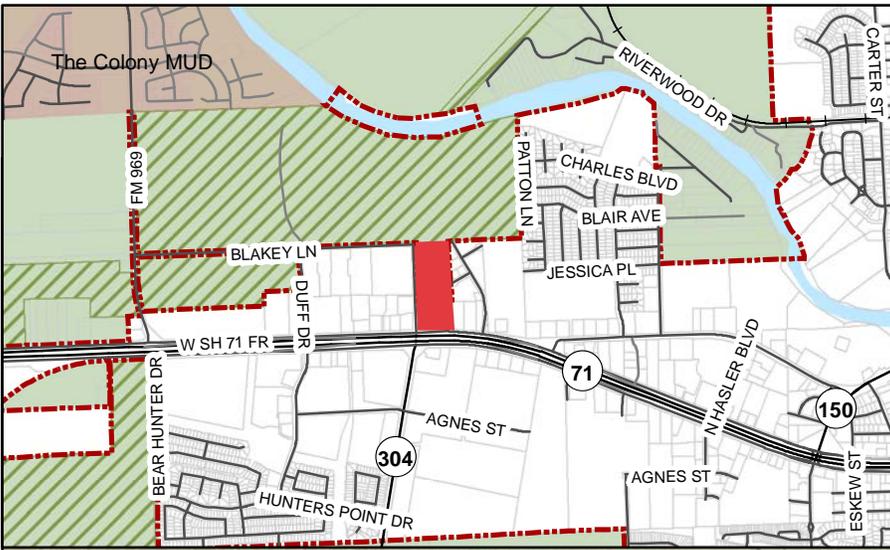
**LJA Engineering, Inc.**  
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 Austin, Texas 78735  
 Phone 512.439.4700  
 Fax 512.439.4716  
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**BURLESON CROSSING EAST  
 ZONING CONCEPT PLAN**  
**LANDSCAPE CONCEPTUAL PLAN**

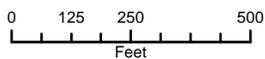
THIS IMAGE/DEPICTION/DRAWING IS CONCEPTUAL IN NATURE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THIS IMAGE/DEPICTION/DRAWING IS ONLY PROVIDED TO DEMONSTRATE THE QUALITY OF THE DESIGN AND MATERIALS THAT MAY BE USED DURING CONSTRUCTION AND NOT THE EXACT IMPROVEMENTS THAT WILL BE CONSTRUCTED.



# Attachment 1 Location Map



## Zoning Concept Scheme Burluson Crossing East



1 inch = 400 feet

Date: 12/2/2021

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





METCALFE WOLFF  
STUART & WILLIAMS, LLP

TALLEY WILLIAMS  
512.404.2234  
[TWilliams@mwswtexas.com](mailto:TWilliams@mwswtexas.com)

November 4, 2021

**Via Electronic Delivery**

City of Bastrop  
Planning Department  
1311 Chestnut Street  
Bastrop, Texas 78602

Re: Proposed Rezoning of Approximately 19.837 Acres of Land Within the City of Bastrop (the “City”) generally Located East of Edward Burleson Lane and North of State Highway 71 (the “Property”).

On behalf of, and as the designated agents of, the owner of the Property, this letter serves as the formal request for a Zoning Concept Scheme (Rezoning) change for the Property. The Property is designated as BCAD ID 77734 and consists of a portion along State Highway 71 that is currently designated as a P5 (Core) Place Type Zoning District, with the remainder of the Property located in City’s ETJ and therefore not annexed or zoned.

We are planning a high-quality commercial expansion of the incredibly successful Burleson Crossing retail development on the west side of Edward Burleson Lane (the “Project”). In order to expand the commercial development of Burleson Crossing, which would include over 100,000 square feet of additional retail development that will contribute to the City’s ad valorem and sales tax, it is necessary to zone the unzoned portion of the Property to Place Type Zoning District.

The proposed project will be an expansion of the previously constructed Burleson Crossing development, which was constructed (i) pursuant to a Ch. 380 Agreement that contained specific design guidelines and parameters and (ii) prior to the B<sup>3</sup> Code’s enactment. Due to the previously existing parking layout, infrastructure design, and traffic patterns, using the proposed P5 (Core) Place Type will necessitate some warrants that will be resolved with staff during the annexation and zoning approval process.

For the above listed reasons, we believe that the P5 (Core) Place Type (with necessary warrants) for the Property allows for proper development of the area and promotes healthful and responsible development within the City that will continue to provide employment for Bastrop residents, and



METCALFE WOLFF  
STUART & WILLIAMS, LLP

TALLEY WILLIAMS  
512.404.2234  
[TWilliams@mwswtexas.com](mailto:TWilliams@mwswtexas.com)

tax revenue for the City.

In addition, pursuant to that certain Chapter 43 Texas Local Government Code Development Agreement dated October 18, 2011 by and between the City and Robert E. Duff, the submittal of the zoning application for the Project constitutes a petition for voluntary annexation by the owner of the Property.

We look forward to working with you on this project.

Sincerely,

*Talley J. Williams*

Talley Williams  
Partner

cc: Steve Durhman



November 23, 2021

City of Bastrop  
P.O. Box 1088  
Bastrop, Texas 78767

Re: Burluson Crossing East – Zoning Concept Scheme  
Warrant Request Letter  
LJA Project Number A141-0407

To Whom it May Concern:

We are writing this letter in response to the comments received on November 16, 2021 regarding the above application. The proposed zoning is Place Type 5, with a Traditional Neighborhood Development (TND) Development Pattern. As the Developer has discussed with staff on several occasions, there are certain aspects of the current Zoning Regulations that cannot be met with this project, due to a number of site constraints and market requirements. Based on this, we respectfully request warrants from the following sections of the B3 Code and B3 Technical Manual:

**B3 Code**

Sec. 5.2.002 (b)	1,320 ft preferred max block length
Sec. 5.2.002 (c)	330'x330' preferred block size
Sec. 5.2.002 (d)	midblock 20' pedestrian walkway
Sec. 6.3.003 (a)(3)	Building façade location within 30' of a street corner, and prohibition of parking within the First Layer
Sec. 6.3.005 (d)(1) thru (6)	Driveway location and Alley access requirements
Sec. 6.3.006 (5), (8) and (9)	Restricting parking within the First Layer, Parking screening, locating parking behind the rear setback
Sec. 6.3.008 (d)	Max story cannot exceed 25 feet for Commercial Building
Sec. 6.3.009 (b)	Building frontage façade must be parallel to Frontage Line
Sec. 6.3.009 (d)	First floor Commercial uses shall have 70% glazing on the first floor
Sec. 6.5.003 – A	80% Façade to frontage ratio, Build-to-Line of 2ft – 15ft
Sec. 6.5.003 – D	Parking Location – parking limited to layer 3
Sec. 7.3.003 – Reg. Com.	Street Cross Section requires 16' sidewalks along both sides, trees 30' OC
Sec. 7.3.003 – Connector	Street Cross Section requires trees 30' OC
Sec. 7.3.013 (d)(1)	Requires an additional 7' of ROW on each side of street if P5 is located on both sides of a road
Sec. 7.4.002 (a)	330 ft max block length, 1320 ft max block perimeter
Sec. 7.4.002 (b)	20' Pedestrian Way required if block length exceeds 330 ft
Art. 7.5	Requires Civic Space for development over 13.6 acres

**B3 Technical Manual**

- Sec. 2.1.006 (a) Requires parking and drive aisles to be located in Layer 2 or 3
- Sec. 3.2.008 (c) Requires P5 street sidewalks to be min. 10' wide, and located wholly within ROW
- Sec. 3.2.013 (a)(1) Street trees shall be 4" caliper and spaced every 30 ft
- Sec. 3.2.013 (a)(4) Requires plant material to meet very strict nursery / propagation standards
- Sec. 3.2.001 (b) Requires pedestrian shed to have certain place type percentages.

Due to the complexity of the B3 Code and the conceptual nature of this project at this time, we respectfully are reserving the right to discuss and request additional warrants that might be necessary related to street lighting, site lighting, signage and other site regulations that would naturally resolve themselves during the site development and / or building permit phase of the application process.

We appreciate the City's review of this request. If any questions should arise, please do not hesitate to contact our office.

Sincerely,



Reese Hurley, P.E.  
Project Manager  
LJA Engineering, Inc



**Notice of Pending Zoning Change  
City of Bastrop  
Planning & Zoning Commission  
and City Council**



Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, December 16, 2021 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, January 11, 2022 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider action on a Zoning Concept Scheme for a change in zoning on 19.837 acres of land out of Nancy Blakey Survey, Abstract 98, located north of SH 71 and east of Edward Burleson Ln, from P2 Rural to P5 Core, within the city limits of Bastrop, Texas.

Applicant(s): Kevin Pierce / Metcalfe, Wolff, Stuart and Williams  
Owner(s): Erhard Legacy Partners LTD  
Legal Description: 19.837 acres of land out of Nancy Blakey Survey, Abstract 98 (R77734)

**The site location map and a letter from the property owner is attached for reference.**

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org), visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.



**PROPERTY OWNER'S RESPONSE**

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

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

Property Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

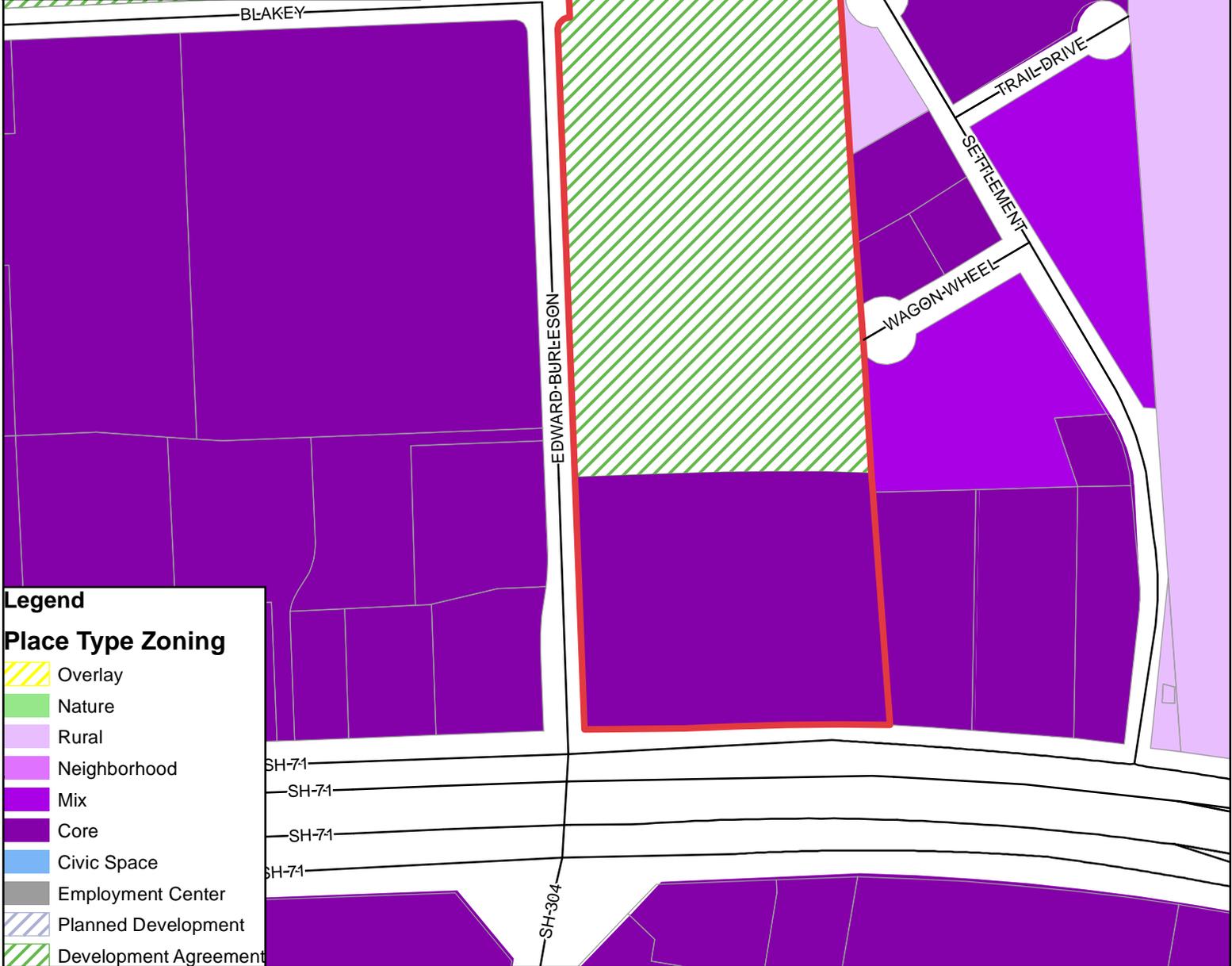
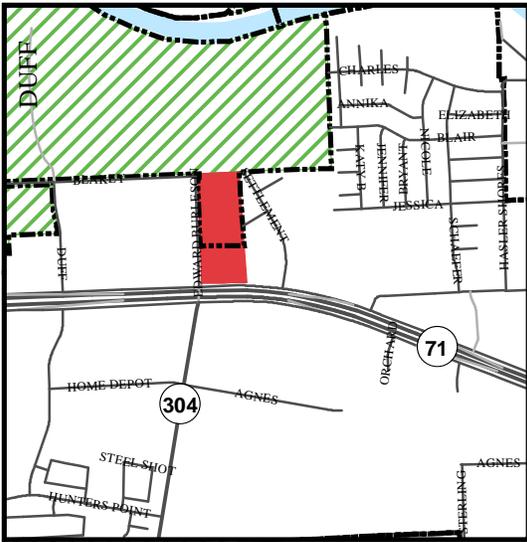
Mailing Address (if different than property address): \_\_\_\_\_

Phone (optional): \_\_\_\_\_ Email (optional): \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

Additional Comments (Optional):  
\_\_\_\_\_  
\_\_\_\_\_

Re: Burleson Crossing Zoning Concept Scheme



**Legend**

**Place Type Zoning**

- Overlay
- Nature
- Rural
- Neighborhood
- Mix
- Core
- Civic Space
- Employment Center
- Planned Development
- Development Agreement

## Zoning Map Burleson Crossing East

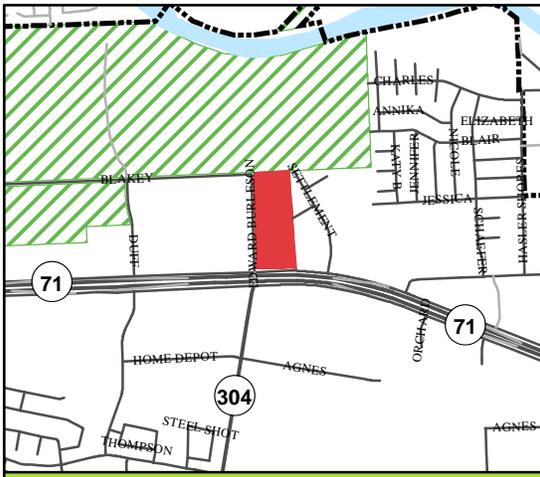


1 inch = 300 feet



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

Date: 12/13/2021



**Legend**

**Label**

Burleson Crossing East

**Proposed Land Use**

**Land Use Description**

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



1 inch = 400 feet

## Future Land Use Map Zoning Concept Scheme Request



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

Date: 12/13/2021



# STAFF REPORT

**MEETING DATE:** December 16, 2021

**AGENDA ITEM:** 3C

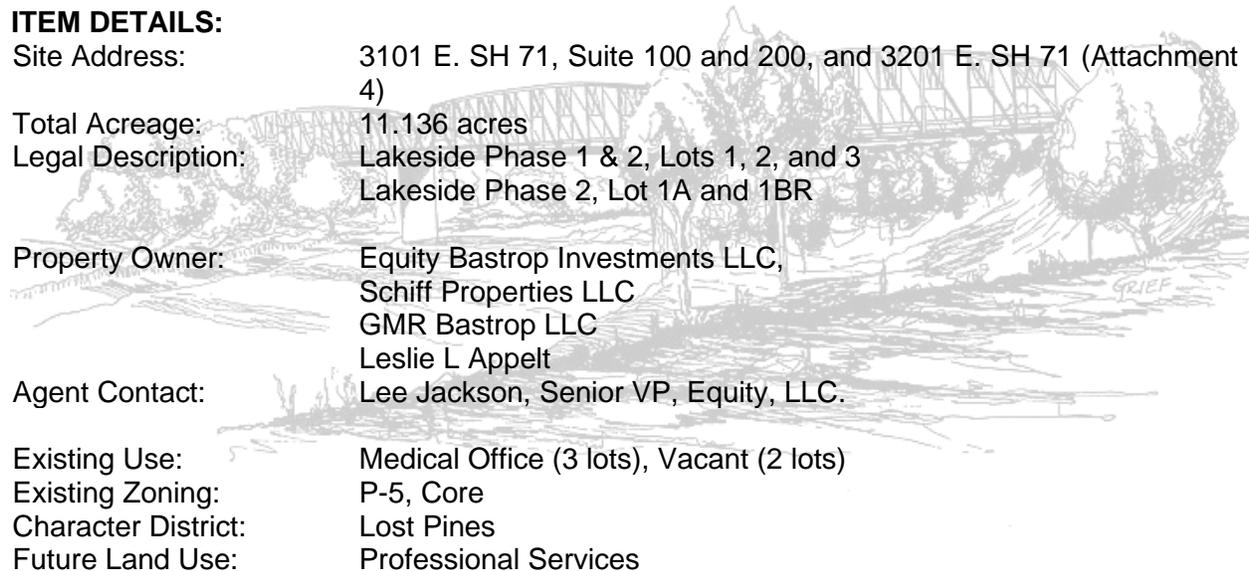
**TITLE:**

Consider action on the Lakeside Medical Campus Neighborhood Regulating Plan, located on Lakeside Phase 1 & 2, Lots 1, 2, and 3, Lakeside Phase 2 Lot 1A and 1BR (11.136 acres), within the City of Bastrop, Texas as attached in Exhibit A as the Lakeside Medical Campus Neighborhood Regulating Plan.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director  
Allison Land, Senior Planner

**ITEM DETAILS:**



Site Address: 3101 E. SH 71, Suite 100 and 200, and 3201 E. SH 71 (Attachment 4)  
Total Acreage: 11.136 acres  
Legal Description: Lakeside Phase 1 & 2, Lots 1, 2, and 3  
Lakeside Phase 2, Lot 1A and 1BR  
Property Owner: Equity Bastrop Investments LLC,  
Schiff Properties LLC  
GMR Bastrop LLC  
Leslie L Appelt  
Agent Contact: Lee Jackson, Senior VP, Equity, LLC.  
Existing Use: Medical Office (3 lots), Vacant (2 lots)  
Existing Zoning: P-5, Core  
Character District: Lost Pines  
Future Land Use: Professional Services

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Neighborhood Regulating Plan (NRP) for 11.136 acres of developed land south of State Highway 71, commonly known as Lakeside Subdivision, which includes St. David's Emergency Center, Lakeside Professional Building, and Texas Oncology Center (Attachment 2).

While attempting to sell the Texas Oncology Center building, a zoning verification letter was requested and completed (Attachment 3). The letter explains the current zoning district and has a paragraph that describes how the current development codes are form-based rather than use-based. In requests for zoning verifications, it is common for requestors to ask if the current use is allowed and if there are any nonconformities on the site. The development was subdivided, planned, and constructed under a previous development code in the mid-2000s. As is common in any city, projects that were developed legally under a previous code but that do not meet the currently adopted codes are considered legal, nonconforming uses/buildings/sites.

Mr. Gary Schiff, being one of the real estate agents involved in the sale, pursued more information about nonconformities. After reading the code and talking to Planning Department staff, he

learned that if a building were destroyed, it would need to be reconstructed in full compliance with the development codes in effect at the time of reconstruction. This means that the building may not be allowed to be reconstructed exactly as it is today. This requirement was in the previous development code, is in the B<sup>3</sup> Codes, and is common for cities to have this requirement. It allows cities to increase compliance with the most relevant codes when the site is redeveloping. Planning Staff was instructed to list out some basic nonconformities for the site (Attachment 4). Compliance with the currently adopted Codes is not being required of any buildings on the site at this time. Until the development wishes to amend the site plan, or a catastrophic event occurs that destroys a building, increased compliance is not triggered for action. Additionally, if a structure is unoccupied for a period of six months or greater, the City can require increased compliance with current codes. Examples of increased compliance could include adding an architectural feature to the front of the building, increasing pedestrian mobility with added sidewalks, or adding street trees.

When researching the title policy for the building sale, a drainage easement was identified to be running across the constructed building. In an amending plat, the easement was removed from the illustration but was not properly vacated. The drainage easement did not have infrastructure located within it and was vacated this fall, after discovery.

The applicant has chosen to submit a Neighborhood Regulating Plan in an attempt to have the development considered to be conforming with the current development codes (Exhibit A). The NRP has significant deviations from the codes, such as:

- Development does not promote multimodal connectivity.
- Lot 1BR does not have public frontage.
- Development does not have comply with the adopted public frontage plans (sidewalks, street trees along public roads).
- Exceeds block length and block perimeter requirements.
- Contains parking in the first and second layers, which is prohibited.
- Lot occupation does not meet minimum coverage at the build-to line or location and buildings are not located within the allowable range of build-to lines.

The Neighborhood Regulating Plan addresses compliance with the B<sup>3</sup> Code lot configuration, block requirements, and lot occupation (parking/building locations). If the property were to redevelop or be reconstructed, the current adopted Stormwater Drainage requirements and building codes would be enforced.

When Staff cannot approve the Plan because of significant deviations or departures from the regulations, the applicant can appeal to the Planning & Zoning Commission for approval. In this instance the Director has opted to directly forward the NRP for Commission consideration.

## **POLICY EXPLANATION:**

### Compliance with the Bastrop Building Block (B<sup>3</sup>) Code:

#### **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.

*This area is 11.136 acres, exceeding 3.4 acres.*

- (b) The process for creating a Neighborhood Regulating Plan is described in the B<sup>3</sup> Technical Manual Article 2.3 - Neighborhood Regulating Plan.

*The applicant submitted the existing development as consideration for review.*

- (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.

*The submitted NRP does not meet the block and street grid requirement (330-foot by 330-foot blocks). With larger block length, street breaks every 330 feet are not provided.*

- (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).

*The Pedestrian Shed exhibit does not meet the requirements in the B<sup>3</sup> Code.*

### **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.

*The NRP has defined that they are using the Traditional Neighborhood Design but does not show a defined pedestrian shed area or show the breakdown of Place Types. It does illustrate the lack of public sidewalks around this development, disconnecting it from the public sidewalks and local streets further east.*

### **SEC. 4.2.001 CHARACTER DISTRICTS DESCRIPTIONS & ADDITIONAL STANDARDS**

- (10) The 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.

*The Village Center Development Pattern would be the most appropriate pattern to use for this development. To meet the intent, the buildings would need to center around a central civic space or pedestrian walkway, with the parking located on the periphery outside of this area. The development is laid out in a way that is closer to Traditional Neighborhood Development, with drive aisles and parking located throughout the development.*

### **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.

*No Place Type zoning district changes are being requested.*

- (b) Multiple Neighborhood Regulating Plans submitted at one time shall be reviewed collectively to evaluate phasing, infrastructure demands, public safety and Drainage impacts.

*This is the only NRP currently under review.*

**Compliance with 2036 Comprehensive Plan:**

Future Land Use Plan (FLUP) – 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.

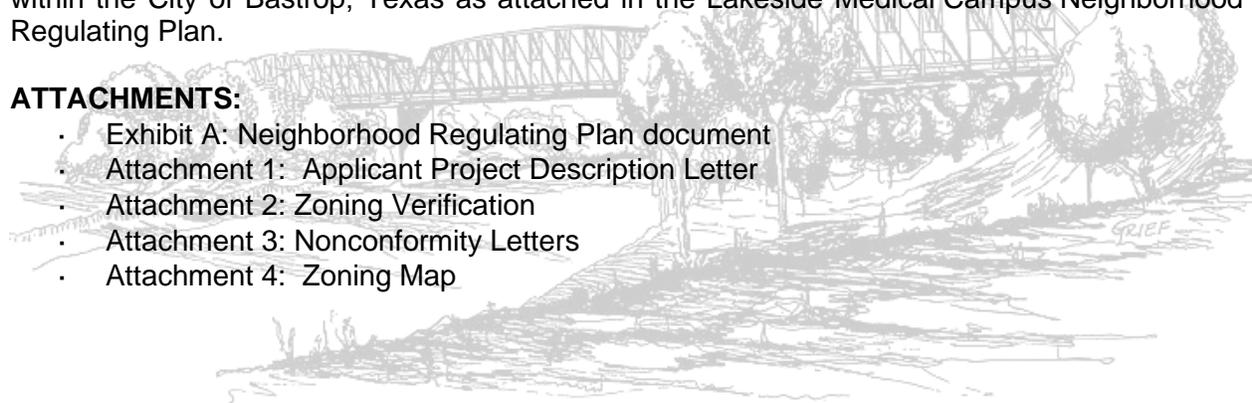
*The existing development complies with the FLUP character area.*

**RECOMMENDATION:**

Consider action to deny the Lakeside Medical Campus Neighborhood Regulating Plan, located on Lakeside Phase 1 & 2, Lots 1, 2, and 3, Lakeside Phase 2 Lot 1A and 1BR (11.136 acres), within the City of Bastrop, Texas as attached in the Lakeside Medical Campus Neighborhood Regulating Plan.

**ATTACHMENTS:**

- Exhibit A: Neighborhood Regulating Plan document
- Attachment 1: Applicant Project Description Letter
- Attachment 2: Zoning Verification
- Attachment 3: Nonconformity Letters
- Attachment 4: Zoning Map



**LAKESIDE MEDICAL CAMPUS  
NEIGHBORHOOD REGULATING PLAN APPLICATION  
Rev October 13, 2021**

***The following sections are numbered according to the “City of Bastrop, Texas Neighborhood Regulating Plan Checklist:”***

**1. Legal Descriptions**

**Lakeside Phase 1**

St. David’s Emergency Center (R97919):  
Lakeside Phase 1 & 2, Lot 1, ACRES 5, (PHASE I)

Vacant Lot 2 (R97920):  
Lakeside Phase 1 & 2, Lot 2, ACRES 0.696, (PHASE I)

Vacant Lot 3 (R98991):  
Lakeside Phase 1 & 2, Lot 3, ACRES 0.753, (PHASE I)

**Lakeside Phase 2**

Lakeside Professional Building (R98990):  
Lakeside Phase 2, Lot 1A, ACRES 3.74, (RESUB OF LOT 1 AMENDED PLAT OF LAKESIDE PH 2)

Texas Oncology Building (R107923):  
Lakeside Phase 2, Lot 1BR, ACRES 0.943, (RESUB OF LOT 1, AMENDED PLAT OF LOT 1B)

**Geographic Location Maps – (Attached next 2 pages)**

Lakeside Medical Campus  
Neighborhood Regulating Plan



**Lakeside Medical Campus Geographic Location  
(Consisting of R98890, R107923, R97919, R98991, R97920)**

Lakeside Medical Campus  
Neighborhood Regulating Plan



Lakeside Campus Geographic Location

## **2. Block and Place Type Designation**

The Lakeside Campus is an existing medical campus that has been assigned P5 Core Zoning for block and place types in the B3 Code. The campus was developed with geographic sensitivity to its surroundings, being nestled into the native Loblolly Pine trees and providing vistas overlooking the man-made lake that not only serves as a visual amenity but also as drainage detention.

The entire campus is isolated from the closest paved neighborhood street (Mauna Loa) which is 1,200 feet away via platted but undeveloped streets in Tahitian Village. When the Lakeside Campus was developed and permitted, circa 2004, the City of Bastrop approved the “campus” concept for this development for the functional benefit of the interrelated medical buildings and tenants on the campus. This was considered a huge step forward in providing better healthcare for the entire county. The City of Bastrop had not had a functioning hospital since the mid-1980’s. The campus not only offered hospital services but it brought key medical disciplines to Bastrop that had not previously been there.

See the map below showing how the Lakeside Campus might create a block with the undeveloped streets in the surrounding area.

# Lakeside Medical Campus Neighborhood Regulating Plan



### **3A. Place Type Designation**

The Lakeside Campus is an existing medical campus that has been assigned place type P5 Core in the B3 Zoning Code.

The Lakeside Campus is an existing medical campus with an internal private driveway network that serves the three currently operating medical buildings. The driveway system also abuts and may serve the future development of the two neighboring vacant lots 2 and 3 in Lakeside Phase 1.

The internal network of driveways and sidewalks interconnects the buildings on the Lakeside campus and has functioned very well during its 15 year operational history.

### **3B. Block Pattern Compliance**

The Lakeside Campus is an existing medical campus that most closely adheres to a “Traditional Neighborhood Development” block pattern in the B3 Zoning Code.

Facilities and developments that provide primarily medical services, including hospitals, emergency centers, office buildings, and medical campuses, have site and building design needs that are unique to those types of facilities. Some of the unique site circulation needs typical to medical developments include:

1. Parking areas need more handicap parking spaces than other commercial facilities and those spaces need to be as close to the patient entrance(s) as possible.
2. Ambulance access and parking near gurney-compatible entries is critical.
3. The location of a helipad, when implemented, needs to be conveniently accessible to a gurney-compatible entrance while being located away from tall structures, trees, and utilities.
4. Physicians' parking areas are typically located in separate lots providing convenient building access while providing separation from public areas, both outside and inside the buildings.
5. Medical campuses are often designed with internal vehicular driveways and pedestrian circulation walkways that are not part of the public sector roadways and sidewalks.

Lakeside Medical Campus  
Neighborhood Regulating Plan

Therefore, this Neighborhood Regulating Plan diverges from the P5 Core Zoning in the following respects:

1. Individual properties do not have to front on a public thoroughfare.
2. Properties do not have to be 15 feet or less from the street right-of-way.
3. Buildings do not have to be 80% the width of the street frontage.
4. Parking areas do not have to be exclusively behind the buildings.

#### **4. Street Network**

The public street network is existing and consists of State Hwy. 71 on the north side and Majestic Pine Drive on the east side of the neighborhood. Driveways on the Lakeside Campus provide the functionality of streets as defined in the B3 Code.

Per the “Lakeside Driveway System” map below, driveways provide the following functions:

Driveway 1 – This is the most popular vehicle access portal to the campus and serves all tracts on the campus.

Driveway 2 – Serves primarily as an auxiliary exit from the campus onto Majestic Pine.

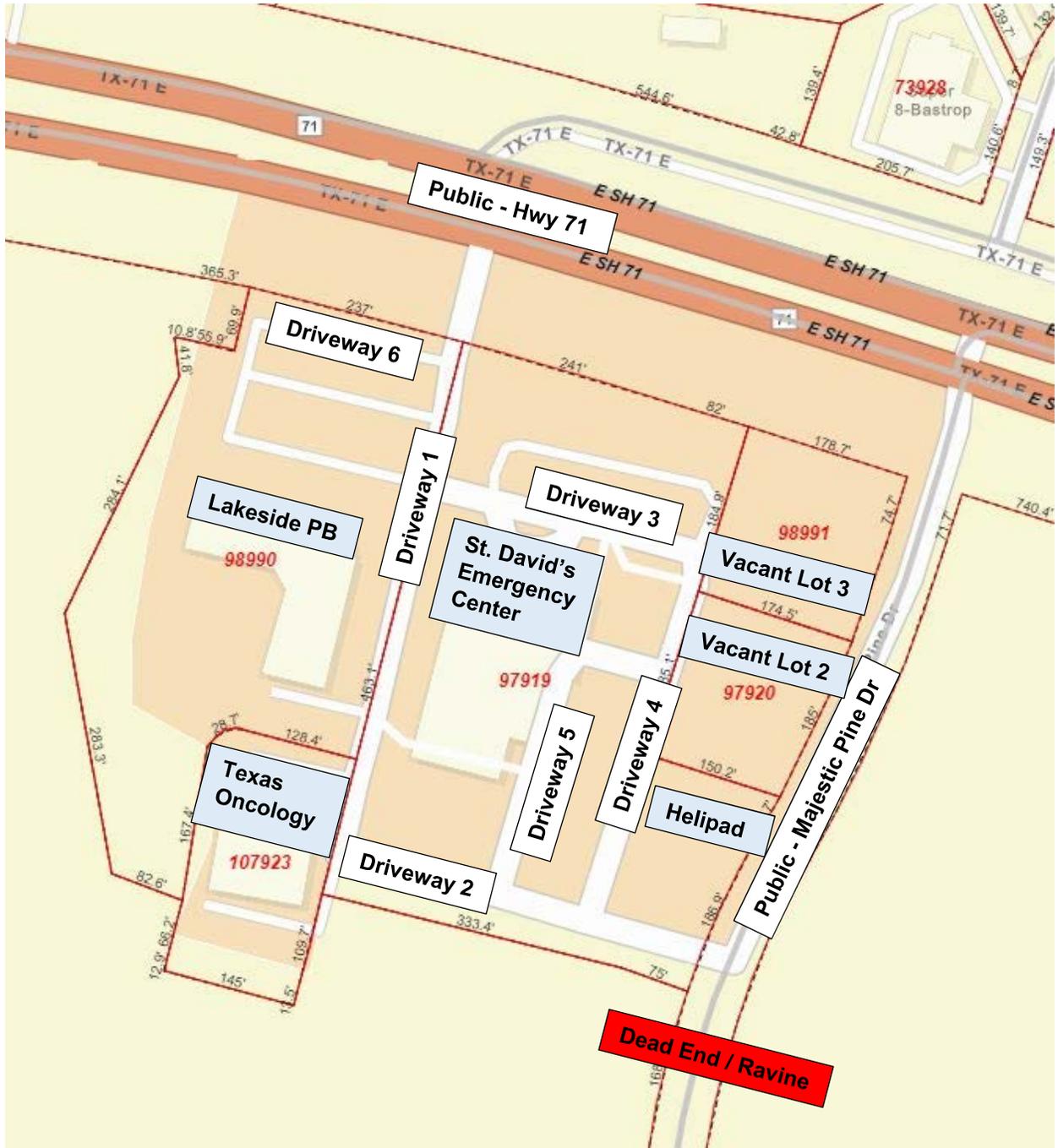
Driveway 3 – Serves primarily as the main access to the public and employee parking areas for St. David’s Emergency Center.

Driveway 4 – Serves primarily as a secondary exit for St. David’s and as ambulance driveway to the ambulance entrance.

Driveway 5 – Is exclusively for ambulance access to the ambulance entrance to the St. David’s EC.

Driveway 6 – Provides future throughway to the neighboring property to the west without requiring highway access.

Lakeside Medical Campus  
Neighborhood Regulating Plan



**LAKESIDE DRIVEWAY SYSTEM**

## **5. Street Types Continued - Sidewalk Network**

The current sidewalk network serves to efficiently interconnect the campus buildings and parking facilities. There are no other sidewalks within  $\frac{1}{4}$  mile of this campus on the south side of State Highway 71. See the Lakeside Campus Sidewalk System below.

Lakeside Medical Campus  
Neighborhood Regulating Plan



**Lakeside Campus Sidewalk System  
(Only Sidewalks within ¼ Mile on South Side of Hwy 71)**

## **5. Street Types**

The street types currently serving the campus are a.) State Highway 71 and b.) Majestic Pines which is the only City-maintained street. Majestic Pines is a commercial classified street with a 60 foot wide right-of-way.

### **5A, 5B, 5D. Street Types, Continued**

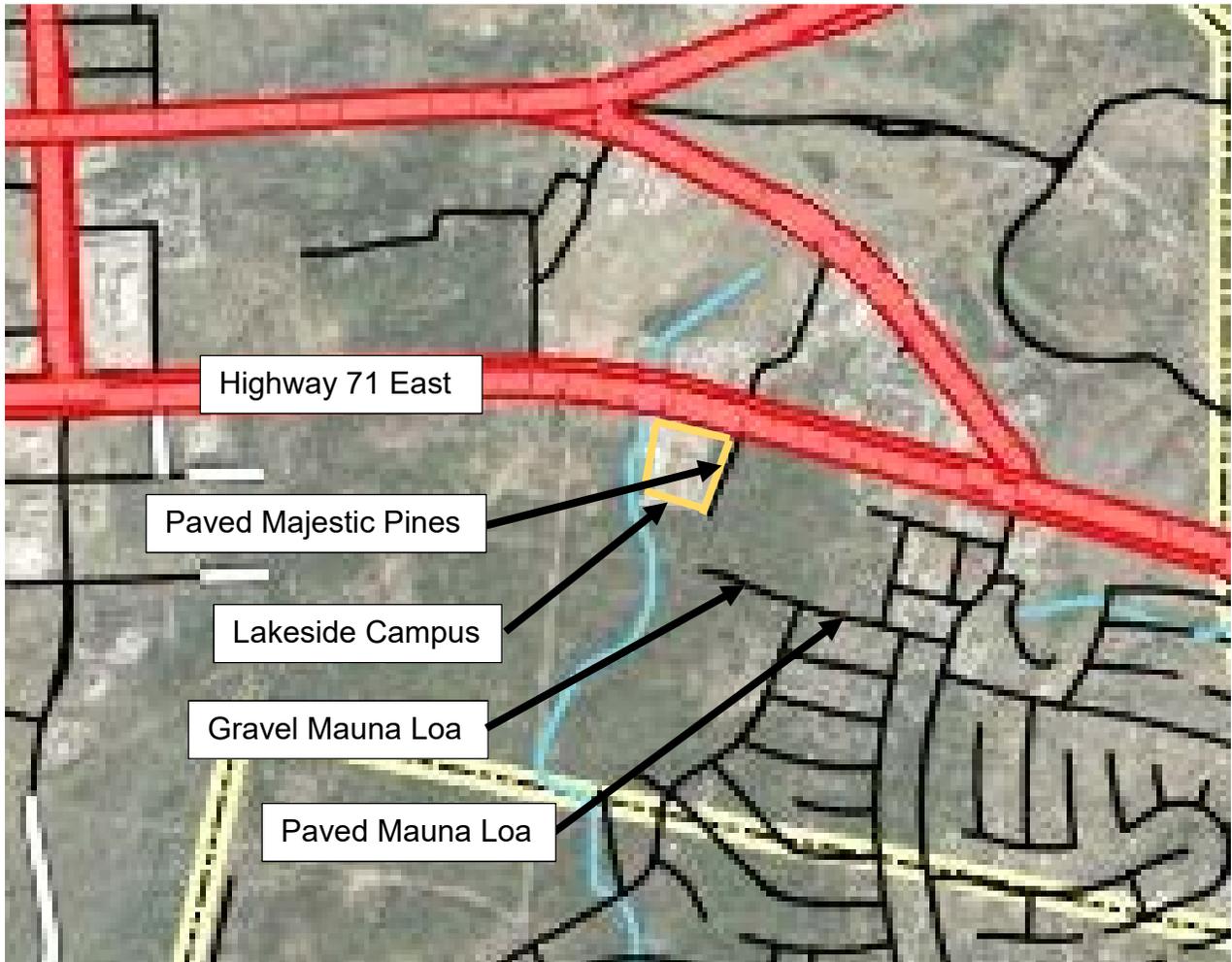
Since there is no new development proposed for the Lakeside Campus, there are no new streets or driveways planned, however, the existing driveway system as described previously meets the circulation intent of the B3 Code.

### **5C. Street Types – Fiscal Sustainability**

The Lakeside Campus has more than proven its fiscal sustainability. The campus properties are currently appraised on the tax rolls for over \$15 million and pay only 12.5% less ad valorem taxes than HEB and Walmart combined. In the 15 year lifespan of the campus, the City of Bastrop has not once maintained Majestic Pine Drive or its right-of-way and the private driveways are not maintained by the City. Additionally, the campus provides professional services jobs for well over 200 employees.

## **6. Transportation Masterplan and Thoroughfare Masterplan**

Attached is a map of the developed streets within a quarter mile radius of the Lakeside Campus. That map shows that other than Highway 71 and Majestic Pines, there are no developed streets connecting or even close to the campus. The current block plan serves to fulfil the intent of the B3 Code in that its internal driveway system provides the necessary circulation needs but also is limited in design on the north side by the TxDOT standards requiring the main entrance driveway to be at least 425 feet from Majestic Pines Drive and on the west side by the presence of a lake.



**Transportation Plan Grid Showing Developed Streets  
Around Lakeside Campus**



# City of Bastrop Planning and Development Zoning Verification

March 25, 2021

Kelly Hess  
2911 Turtle Creek Blvd Ste. 1100  
Dallas, Tx 75219

Subject: Zoning Verification for Lakeside Phase 2 Lot 1BR, being 0.943 acres, located at 3107 E SH 71, Bastrop, TX 78602

This letter verifies that the zoning designation of Legal Description, located at Address, is currently zoned Place Type P5 Core. This area is depicted in the map image below:



This zoning district was approved as Place Type P5 Core, on November 12, 2019, with Ordinance Number 2019-51.

PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840

[www.cityofbastrop.org/page/plan.home](http://www.cityofbastrop.org/page/plan.home)



City of Bastrop  
Planning and Development  
Zoning Verification

P5 Core is defined as:

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.

The Bastrop Building Block (B<sup>3</sup>) Code is a form-based code, using neighborhood regulating plans, street types, block structure, and lot occupation to inform the site layout, building structure, and use. The structure and form required by the Place Type District and development pattern may preclude some styles of development for any given use. Any property over 3.4 acres in size will require a Neighborhood Regulating Plan to address the possible creation of additional blocks and streets. To request a [Pre-Application meeting](#) to discuss a specific site please visit [https://public.mygov.us/bastrop\\_tx](https://public.mygov.us/bastrop_tx).

For more information on the regulations in this district, please see the Bastrop Building Block (B<sup>3</sup>) Code, linked at the bottom of the Planning & Development Department webpage: <https://www.cityofbastrop.org/page/plan.home>

Please let me know if we can be of further assistance.

Sincerely,

Allison Land  
Planner II & GIS Coordinator



Date: June 14, 2021

To: Schiff Properties, LLC  
3101 E SH 71 Ste. 200  
Bastrop, Tx 78602  
Via email

Re: 3107 E SH 71 Nonconformities

The City of Bastrop development codes were updated in 2019. The codes shifted from a use-based code to a form-based code. The B<sup>3</sup> Code prioritizes the interaction between buildings (the private realm) and the street (the public realm). The goal of this shift in philosophy and prioritization of regulation is to allow an increased flexibility of use for a property while maintaining and reinforcing the community values for multimodal, environmentally sensitive development and redevelopment.

In response to your memo dated June 3, 2021, please see the original questions with corresponding responses below:

1. By my estimation, it appears that all properties within Lakeside are currently "non-conforming" with the P5 Core zoning. Is there a functional reason that the campus configuration of Lakeside is problematic to the City? The fact that the code "says so" is a legal reason but not a functional reason.

The Lakeside development presents a variety of non-conformities. The code prioritizes multimodal connectivity and creation of interconnected neighborhoods. Lakeside does not connect to its surrounding environment or neighborhood. It requires vehicular access and does not provide pedestrian, bicycle, or other mobility routes to or within the development, thus limiting local access to its important health and medical services. The codes have requirements for increased code compliance as site conditions change to improve the neighborhood continuity.

2. Are there other non-conforming issues on the Texas Oncology property that you are aware of that are functionally problematic to the City or are in violation of City zoning classification or code?

A full site development plan review would be required to identify all non-conformities on the site. As mentioned above, increased multimodal connectivity, geographic sensitivity, and neighborhood community are prioritized areas for compliance with the codes.

3. Is there a mechanism (a Warrant Application perhaps) that I can apply for the current non-conforming condition(s) to be deemed acceptable going forward?

Warrants are intended to apply to specific code standards and are situationally reviewed. The City will not entertain warrants that are intended as guarantees because codes and conditions change over time. The property owner or authorized agent may apply for a warrant at the point in time when development/redevelopment is desired, and the request will be reviewed and decided upon given the context of proposed development and the development regulations at that time.

4. If so, can you please describe the process, how long it typically takes, and what City departments need to grant approval? Would the variance be generally applicable to the property such that the owner of the property could then expand the size of the building or alter the building's configuration, provided that it



otherwise comply with all city zoning ordinances and codes? Would deference be given due to the fact that, due to its distance from the right of way, it is *impossible* for any building on this property to conform to the P5 Core "build to zone" requirement?

Depending on the requested code deviation or situation, any of the below processes may be appropriate: Expansion or continuation of non-conforming items are heard by the Zoning Board of Adjustments as applicable. A change in tenant or ownership alone does not trigger B<sup>3</sup> Code compliance. If the building were to be vacant for a period greater than 6 months, the City can require site and building code compliance. ZBA cases usually take 6-8 weeks to complete, to allow time to review, schedule a meeting, and conduct proper notification, assuming that there is not an extended review and everything is submitted promptly.

At the time of redevelopment, there will be other processes required, such as non-residential replatting, drainage plans, and site development plan amendments that would be administratively reviewed. The required plans would be submitted to the Planning Department and will have reviewers from other applicable City departments. The Planning Director approves administrative plats and site development plans. The City Engineer approves drainage plans and public improvement plans. The Building Official approves building permits.

Warrants, variances, or appeals may be requested throughout the development process, which could be approved by Staff, the Planning and Zoning Commission, the Zoning Board of Adjustment, or by City Council, depending on the request or appeal. The applicant will be required to justify the request. For warrants, justification includes showing that the plan meets the intent of the code while not meeting the exact specifications. For variances, hardship will be required. Appeals depend on which of those the applicant is appealing, but the applicant will need to make their case.

Warrants are approved by the Development Review Committee (administratively) after a two-week review. If denied, the applicant can appeal to the Planning & Zoning Commission.

Variances are submitted to Planning Department and approved by the Zoning Board of Adjustments. A variance case usually takes 6-8 weeks to complete, to allow time to review, schedule a meeting, and conduct proper notification.

An appeal of an administrative decision is approved by the Planning & Zoning Commission. The appeal will be placed on the next available Commission meeting date, which depending on when the appeal is submitted, may be a month or two. Appeals of a Planning & Zoning Commission decision are heard by City Council. The appeal must be submitted after the Commission makes their decision, and will be placed on the next available agenda, which is typically at least three weeks ahead of the meeting date.

Please note that processes may take longer if the proper documentation is not provided by the applicant, or if the applicant does not have a prompt turn-around time for resubmitting documents.

5. If I do not seek a variance at this time, and the building on the property is subsequently destroyed to the extent of more than 50% of its value, what steps would the owner of the property need to take in order to get permission from the city to rebuild a non-conforming building? In a previous email, you mentioned the possibility of "mitigation requirements." What might those be?

If the building is destroyed, compliance with the code, to the extent possible, will be required. The standard development process, including warrants, appeals, variances, or any other special conditions, would be followed at that time. Keep in



mind that the current use, medical office/clinic/etc. is compliant. The site layout and access to a public roadway are non-compliant with the B<sup>3</sup> Code. In the event that the building is destroyed, the site layout and access issues will be evaluated for the best option moving forward.

In response to other items mentioned in the email thread:

The City does not have a contact with the FAA to provide information regarding building height or other restrictions due to the helipad.

The recorded plat (4/186-B) covering this property shows a drainage easement running across the middle of the property where the building is currently placed. A subsequent amending plat (5/17-A) shows the drainage easement north and west of the building, but not the drainage easement in the middle, and states that the plat does not amend or remove any covenants or restrictions of the original plat. Easements cannot be vacated with an amending plat, although that appears to be what was attempted at the time. If there is not a recorded easement vacation at the time of redevelopment/reconstructing the building, it will likely be required just to clarify the situation prior to approval of the new plans.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allison Land", written over a horizontal line.

Allison Land  
Senior Planner

Cc: Paul A. Hofmann  
Trey Job  
Jennifer Bills





# STAFF REPORT

**MEETING DATE:** December 16, 2021

**AGENDA ITEM:** 3D

**TITLE:**

Hold public hearing and consider action on a recommendation for the Bastrop Business and Industrial Park Zoning Concept Scheme, changing the zoning for 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1, and establishing a plan on 146.213 acres in the Bastrop Business and Industrial Park Subdivision from P2 Rural to P-EC Employment Center, located south of SH 71, within the city limits of Bastrop, Texas and forward to the January 11, 2022 City Council meeting.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**

Site Address: South of Technology Dr. and S. Jackson St. (Attachment 1)  
Total Acreage: 146.213 acres  
Acreage Rezoned: 78.128 acres  
Legal Description: 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1, and 68.085 acres of land out of Bastrop Business and Industrial Park, Phase 1, Lot Reserve D

Property Owner: Bastrop Economic Development Corporation  
Agent Contact: Jean Riemenschneider/BEDC

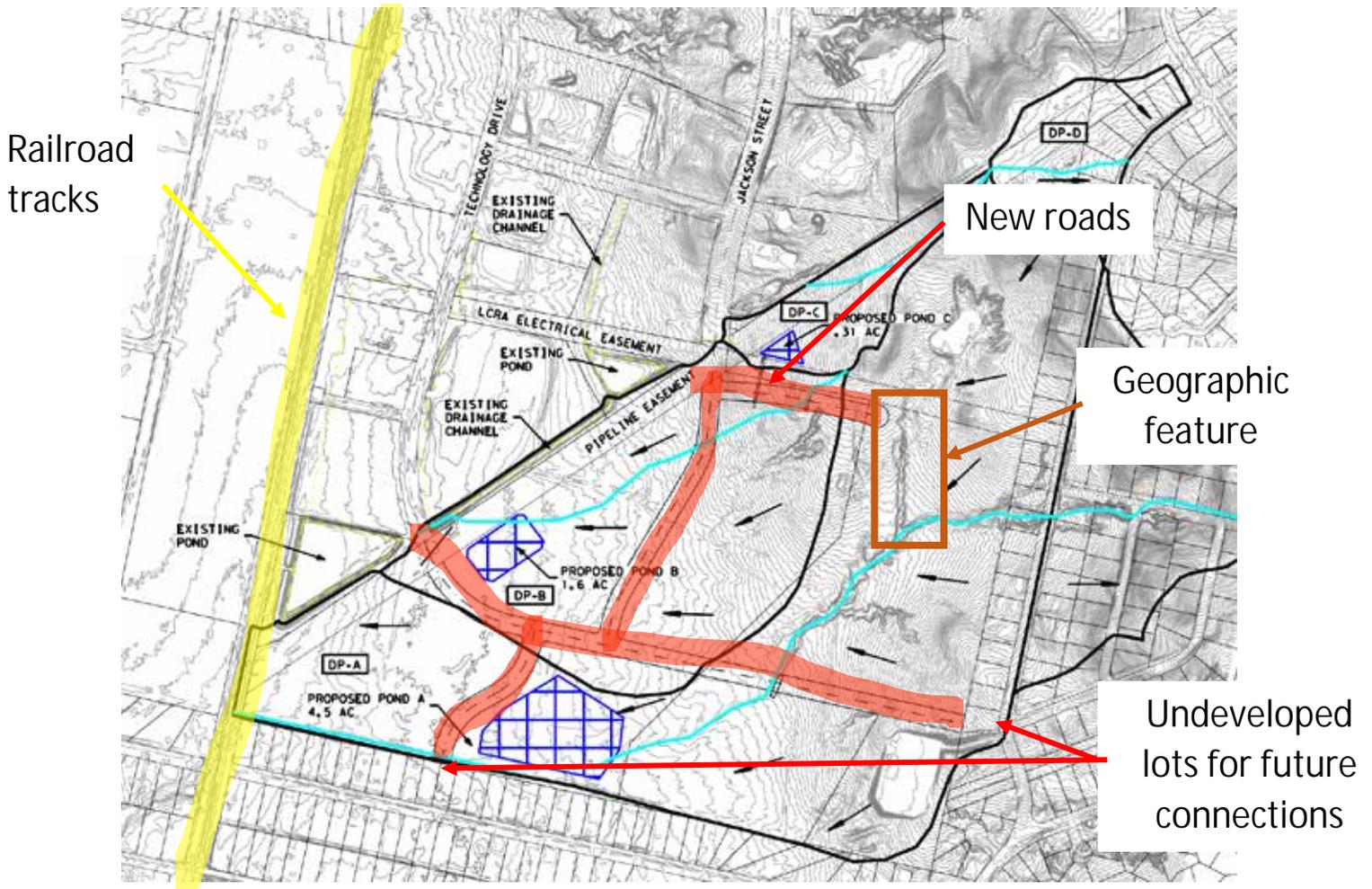
Existing Use: Vacant/Undeveloped  
Existing Zoning: P-EC Employment Center/P2 Rural  
Proposed Zoning: P-EC Employment Center  
Character District: Pine Village  
Future Land Use: Industrial

**BACKGROUND/HISTORY:**

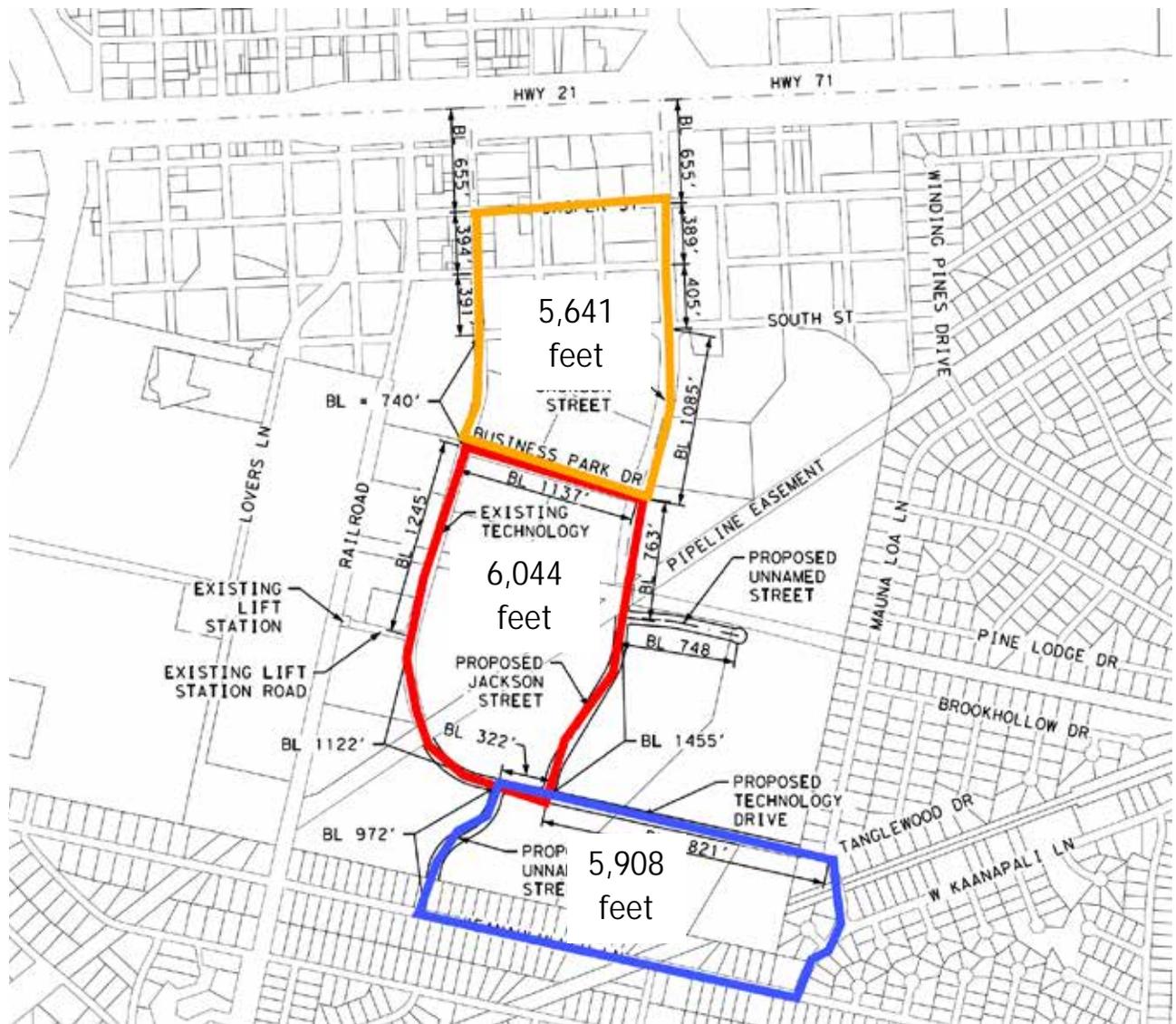
The applicant has submitted an application for a Zoning Concept Scheme (ZCS) for Bastrop Business and Industrial Park (Exhibit A). The request is to rezone part of the Bastrop Business and Industrial Park from P2 Rural to PEC Employment Center and establish development standards for the entire Park including the area zoned PEC.

Place Type Employment Center is defined in the code as “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. The Development Standards set in the B<sup>3</sup> Code for PEC are based on Place Type 5 zoning but have several standards that are left blank and are intended to be determined during the ZCS, Neighborhood Regulating Plan, or on individual sites by Warrant.

The proposed ZCS plans for the extension of Technology Drive, S. Jackson Street, and two additional future streets. The base development standards call for the 720-foot block grid, however this area has a number of existing developed and geographic features.



To the west, the entire development is bounded by the Union Pacific Railroad. To the south and east, the property is bounded by existing residential lots. The ZCS lines up the future road extensions with currently vacant lots. To the east of the future road extension from S. Jackson Street, there is a ravine that would require additional infrastructure and the road would connect through developed residential lots. Due to these conditions, the block lengths will exceed 720 feet and the block perimeter or 2,880 feet. See block perimeter diagram below.



Zoning Concept Schemes also take into account the variety of place type zoning districts in a pedestrian shed. For this area, the applicant has shown four pedestrian sheds covering the existing P2 Place Type. For the Pedestrian Shed mix, PEC is not a required Place Type, as it is considered on a case-by-case basis. As there is no minimum for P2 Rural zoning, the change to PEC does not reduce the compliance with the Pedestrian Shed requirements.

Landscape plans for overall style and Street Type compliance are also considered. The landscape plan conceptually addresses the requirements, showing an emphasis on landscaping on the secondary street frontages and states that the development will provide street trees. Compliance with this regulation is verified upon review of the Public Improvement Plans and Site Development Plans. For the Street Type, the ZCS refers to the Regional Commercial cross section, which can be modified during the Public Improvement Plan review by the City Engineer to meet existing natural and built conditions of the existing development.

### Drainage

A Zoning Concept Scheme must be accompanied by a Conceptual Drainage Plan to ensure that the proposed development is feasible. A Conceptual Drainage Plan has been reviewed with no major issues. With the new development, the plan identifies three new potential drainage ponds to mitigate the new development.

### **PUBLIC COMMENTS:**

Property owner notifications were sent to 70 adjacent property owners on December 2, 2021 (Attachment 4). At the time of this report, 2 responses have been received, 1 in favor, 1 with no objection and 0 opposed. (Attachment 5)

### **POLICY EXPLANATION:**

#### Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

*Notice was published in the Bastrop Advertiser and notice was sent to property owners within 200 feet of the property boundary.*

(b) In addition to the notice required by Subsection (a), a general-law municipality that does not have a zoning commission shall give notice of a proposed change in a zoning classification to each property owner who would be entitled to notice under Section 211.007(c) if the municipality had a zoning commission. That notice must be given in the same manner as required for notice to property owners under Section 211.007(c). The governing body may not adopt the proposed change until after the 30th day after the date the notice required by this subsection is given.

*N/A. Bastrop is not a general-law municipality.*

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

*Notice of the meeting was posted at least 72 hours in advance.*

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

(1) the area of the lots or land covered by the proposed change; or

(2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

*At the time of this report, no protest has been received.*

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

*If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of 4 out of 5 members to approve the zoning request.*

*At least 5 members of the Planning & Zoning Commission must vote to make an official recommendation to the City Council. Failure to reach five vote means no official recommendation can be forwarded, but this does not impact the City Council's vote requirement to approve or deny the request.*

#### Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – 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.

- 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.

*The proposed PEC and Zoning Concept Scheme is compliance with the Future Land Use Plan.*

#### Compliance with Bastrop Building Block (B<sup>3</sup>) Code:

B<sup>3</sup> CODE INTENT (See Executive Summary)

The code is built around three core intents:

- Fiscal Sustainability

New development and redevelopment must be done with a focus on the intersection of the Public and Private Realms. This is the area where city and utility infrastructure are maintained in an efficient manner and the commercial development creates a complete neighborhood.

*The development provides street and infrastructure connections with a Conceptual Utility Plan and Conceptual Drainage Plan that shows the extension of the stormwater system, water system and wastewater system that includes the need for a future lift station.*

- Geographically Sensitive Developments

Development will retain its natural form and visual character, which is derived from the topography and native environment.

*This area has several drainage areas that will require additional detention ponds within the development. On three sides, the development is bounded by existing development (railroad, single-family development). The ZCS has identified two additional opportunities for future connectivity through currently undeveloped lots. The future street extension east of S. Jackson Street is shown as a dead end due to existing topography.*

- Perpetuation of Authentic Bastrop

The B<sup>3</sup> Code will perpetuate the built form that has been predominate over the City's 189-year history. The recent trend of allowing parking and automobile traffic as the predominate feature has created a pattern that is contrary to the historical building patterns of the city and creates sites/buildings that are not adaptable and sustainable in the long-term.

*The connection of Technology Drive and S. Jackson Street furthers the neighborhood's development in the same built form that was established in the earlier phases of the Bastrop Business and Industrial Park. The architectural styles proposed are in accordance with the existing style of development in the Park and include primary frontage architectural encroachments.*

### B<sup>3</sup> Code ARTICLE 5.1 INTENT OF DEVELOPMENT PATTERNS

(b) The Development Pattern type will be used to guide the creation of the Zoning Concept Scheme and Neighborhood Regulating Plan (see Article 2-3 Neighborhood Regulating Plans in B3 Technical Manual) configurations suitable for different geographies and Character Districts.

*The Character District of this project is Pine Village, which allows for Traditional Neighborhood Development (TND) using the standard building block pattern. The development is proposing the TND form by providing internal blocks and external future connections to create new blocks with existing streets.*

### SEC. 5.2.002 TND STANDARDS

1. Detail the block perimeters, block lengths, pedestrian shed area, place type allocations per B<sup>3</sup> Code 3.2.002b.

*In PEC Mix, the block perimeter maximum is 2880 feet. This is the distance around one farm lot, which is a block length of 720 feet. The zoning concept scheme proposes three complete large blocks (6,044 feet and 5,908 feet, 5,641 feet) and two incomplete blocks on the west and east sides of the development (bounded by the railroad and Pine Forest Unit VI).*

*Four quarter-mile radii over the P2 Rural around creates the pedestrian sheds for the area. The goal of a pedestrian shed is to ensure the neighborhood created is walkable. Allocations of various place types provide variety in a neighborhood to promote a complete neighborhood. Place type changes to PEC are considered on a case-by-case basis and are not included in the standard place type allocation percentages. This allows for additional*

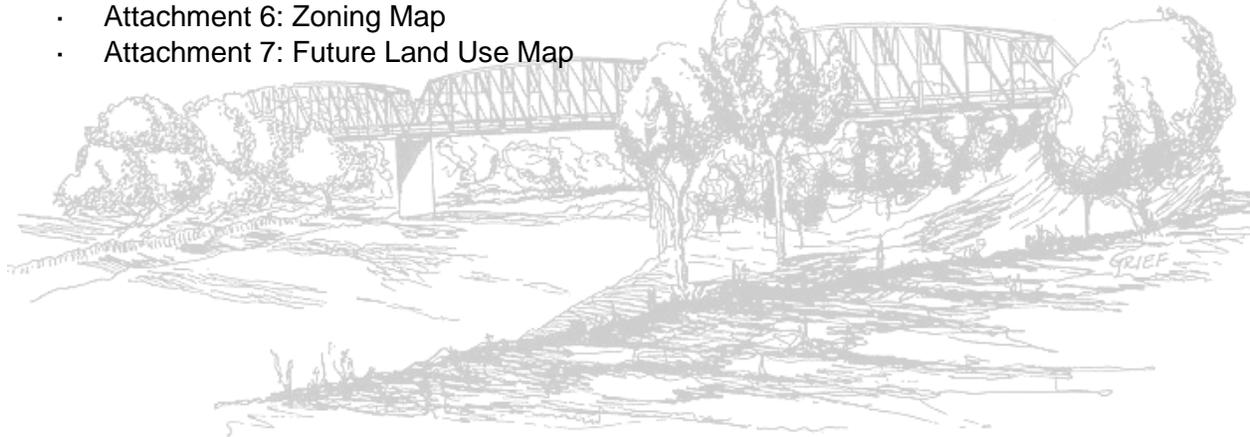
*factors unique to the needs of employment center sites to be considered wholistically for both the neighborhood and the community at large. The pedestrian sheds in this area show proximity of potential housing and commercial development to the Park.*

**RECOMMENDATION:**

Hold public hearing and consider action to recommend approval for the Bastrop Business and Industrial Park Zoning Concept Scheme, changing the zoning for 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1, and establishing a plan on 146.213 acres in the Bastrop Business and Industrial Park Subdivision from P2 Rural to P-EC Employment Center, located south of SH 71, within the city limits of Bastrop, Texas and forward to the January 11, 2022 City Council meeting.

**ATTACHMENTS:**

- Exhibit A: Zoning Concept Scheme
- Attachment 1: Location Map
- Attachment 3: Applicant's Project Description Letter
- Attachment 4: Property Owner Notice
- Attachment 5: Property Owner Notice Responses
- Attachment 6: Zoning Map
- Attachment 7: Future Land Use Map

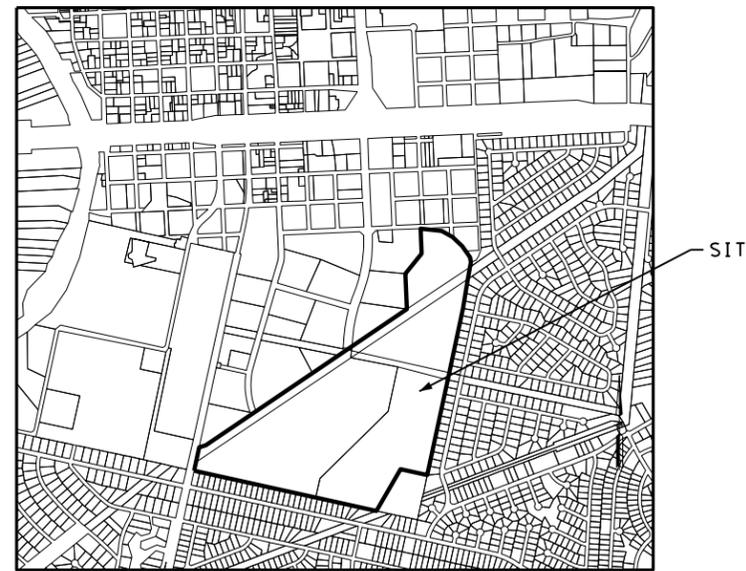


# BASTROP ECONOMIC DEVELOPMENT COUNCIL PLANS FOR PROPOSED ZONING CHANGE

DECEMBER 2021

## INDEX

1	COVER
2- 7	EXPLANATION OF CODE
8	EXISTING ZONING MAP
9	PROPOSED ZONING MAP
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11	UTILITY LAYOUT
12	DRAINAGE AREA MAP
13	DRAINAGE CALCULATIONS
14	POND CALCULATIONS
15	OVERALL TRANSPORTATION PLAN
16	PEDESTRIAN SHED EXHIBIT



LOCATION MAP

N. T. S.

PREPARED BY:



Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.DoucetEngineers.com  
Firm Registration Number: 3937

PRELIMINARY  
DOCUMENT UNDER  
THE AUTHORITY  
OF P. E. :  
DAVID T. SPEICHER  
94630  
12/6/2021  
NOT TO BE USED  
FOR  
CONSTRUCTION  
PURPOSES.

## EXPLANATION OF THE CODE

The B<sup>3</sup> Code is organized in a hierarchal structure from the highest scale, Citywide planning, to the smallest scale, the Lot and Building. This Code builds neighborhoods inclusive of all Place Types necessary to live in close proximity to services, a variety of housing types, and close access to nature. The location of a Place Type is handled by geographically determined Standards. The Place Types, align with the Street Types, the Frontage types, and Building Types to ensure all the components of the neighborhood work together in harmony. Each section of the Code provides Standards that guide development to be holistic to each Building, Street, Block, and neighborhood.

## B<sup>3</sup> DEVELOPMENT TABLES

The following B<sup>3</sup> Development Tables contain the details necessary to develop using the Code. The text of the Code explains the Standards and how they are applied. They work together to create complete neighborhoods in a variety of forms and patterns.

	P1	P2	P3	P4	P5	EC
<b>BLOCKS - SEC. 7.4.002</b>						
BLOCK LENGTH MAX.	UNLIMITED	720 FT	330 FT	330 FT	330 FT	720 FT
BLOCK PERIMETER MAX.	UNLIMITED	2,880 FT	1,320 FT	1,320 FT	1,320 FT	2,880 FT
<b>STREETS - ARTICLE 7.2</b>						
BOULEVARD	NP	NP	NP	P	P	P
AVENUE	NP	NP	P	P	P	P
CONNECTOR	NP	P	P	P	P	P
NEIGHBORHOOD STREET I	NP	P	P	P	NP	NP

BLANK = BY WARRANT    P = PERMITTED    NP = NOT PERMITTED

	P1	P2	P3	P4	P5	EC
NEIGHBORHOOD STREET II	NP	P	P	P	NP	NP
COMMERCIAL STREET I	NP	NP	NP	NP	P	P
COMMERCIAL STREET II	NP	NP	NP	NP	P	P
COURT STREET	NP	NP	P	P	P	P
SLIP STREET	NP	NP	P	P	P	P
PARK DRIVE	P	P	P	P	P	NP
BOARDWALK	NP	NP	NP	NP	P	P
PEDESTRIAN STREET	NP	NP	P	P	P	NP
<b>PEDESTRIAN SHEDS</b>						
PLACE TYPE ALLOCATION PER PED SHED*	Varies	Varies	10-35%	25-75%	5-20%	Varies

\* Place Type allocation for Traditional Neighborhood Development.

<b>CIVIC SPACE - ARTICLE 7.5</b>						
PARK	P	P	P	NP	NP	NP
GREEN	NP	NP	P	P	P	P
SQUARE	NP	NP	NP	P	P	P
PLAZA	NP	NP	NP	NP	P	P
PLAYGROUND	P	P	P	P	P	P
COMMERCIAL PLACE	NP	NP	NP	P	P	P
POCKET PARK	NP	NP	P	P	P	P

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	P1	P2	P3	P4	P5	EC
COURT	NP	NP	P	P	P	P
CLOSE	NP	NP	P	P	P	P
<b>BUILDING TYPES - ARTICLE 6.5</b>						
REARYARD						
COMMERCIAL	NP	NP	NP	NP	P	P
APARTMENT	NP	NP	NP	P**	P	P
ROWHOUSE	NP	NP	NP	P	P	P
SIDEYARD						
SIDEYARD	NP	NP	NP	P	P	P
COURTYARD						
COURTYARD HOUSE	NP	NP	NP	P	P	P
COURTYARD APARTMENT BUILDING	NP	NP	NP	P**	P	P
EDGEYARD						
RANCH HOUSE, VILLA	NP	P	P	NP	NP	NP
HOUSE	NP	P	P	P	NP	NP
DUPLEX	NP	P	P	P	NP	NP
TRIPLEX, FOURPLEX	NP	NP	NP	P	NP	NP
<b>ENCROACHMENT TYPES - SEC. 6.5.002</b>						

\*\* SEE PLACE TYPE OVERLAYS    BLANK= BY WARRANT    P = PERMITTED    NP = NOT PERMITTED

	P1	P2	P3	P4	P5	EC
PORCH	NP	P	P	P	NP	NP
DOORYARD	NP	NP	NP	P	P	P
TERRACE	NP	NP	NP	P	P	P
STOOP	NP	P	NP	P	P	P
LIGHTWELL	NP	NP	NP	P	P	P
GALLERY	NP	NP	NP	P	P	P
ARCADE	NP	NP	NP	NP	P	P

#### LOT OCCUPATION - SEC. 6.3.008

LOT COVERAGE		40% max	60% max	70% max	80% max	80% max
BUILDING FRONTAGE AT BUILD-TO-LINE		40% min	40% min	60% min	80% min	80% min
BUILD-TO-LINE		10 ft - no max	10 ft - 25 ft*	5 ft - 15 ft	2 ft - 15 ft	25 ft no max

\* Lots exceeding 1/2 acre may extend Build-to-Line up to 60 ft from the Frontage Line.

#### BUILDING HEIGHT IN STORIES - SEC. 6.5.003

PRINCIPAL BUILDING	NP	2 max	2 max	3 max**	5 max / 3 max Downtown	5 max
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	NP

#### FIRST LAYER ENCROACHMENTS - SEC. 6.5.002

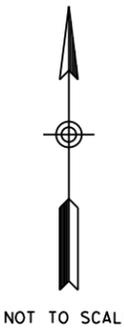
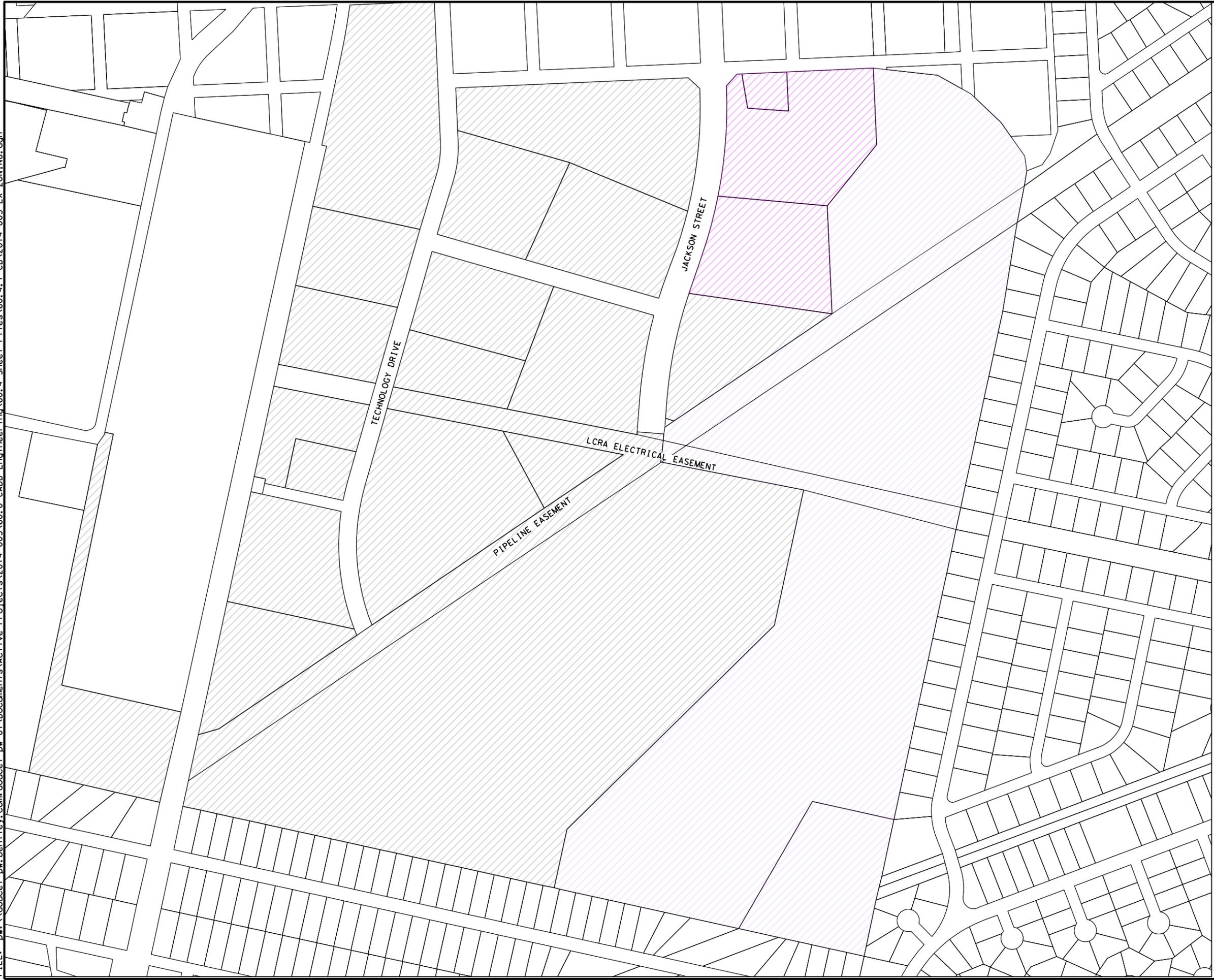
\*\*SEE PLACE TYPE OVERLAYS    BLANK= BY WARRANT    P = PERMITTED    NP = NOT PERMITTED

	P1	P2	P3	P4	P5	EC
OPEN PORCH	NP	50% max	50% max	80% max	NP	NP
BALCONY AND/OR BAY WINDOW	NP	25% max	25% max	50% max	100% max	50% max
STOOP, LIGHTWELL, TERRACE OR DOORYARD	NP	NP	NP	100% max	100% max	50% max
<b>R.O.W. ENCROACHMENTS - SEC. 6.5.002</b>						
AWNING, GALLERY, OR ARCADE				to within 2 ft. of the Curb		
<b>ENCROACHMENT DEPTHS - SEC. 6.5.002</b>						
PORCH		5 ft min	8 ft min	8 ft min	NP	NP
GALLERY		NP	NP	10 ft min	10 ft. min.	10 ft min
ARCADE		NP	NP	NP	12 ft. min.	NP
<b>PARKING LOCATION - SEC. 6.3.006</b>						
SECOND LAYER		P	P	NP	NP	NP
THIRD LAYER		P	P	P	P	P
<b>SIGNAGE - CH. 8</b>						
ADDRESS SIGN	P	P	P	P	P	P
AWNINGS & SIGNS	NP	NP	NP	P	P	P
BAND SIGNS	NP	NP	NP	P	P	P

BLANK= BY WARRANT P = PERMITTED NP = NOT PERMITTED

	P1	P2	P3	P4	P5	EC
BLADE SIGNS	NP	NP	NP	P	P	P
MARQUEE SIGNS	NP	NP	NP	NP	P	P
NAME PLATE SIGNS	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	NP	P	P	P
SIDEWALK SIGNS	NP	NP	NP	P	P	P
WINDOW SIGNS	NP	NP	NP	P	P	P
YARD SIGNS	NP	NP	NP	P	NP	P
MONUMENT SIGN	NP	NP	NP	NP	P	P
<b>PUBLIC LIGHTING TYPES - SEC. 7.5.005</b>						
COBRA HEAD	P	P	NP	NP	NP	P
PIPE	P	P	P	P	P	P
POST		P	P	P	P	P
COLUMN			P	P	P	P
DOUBLE COLUMN						
BLANK = BY WARRANT    P = PERMITTED    NP = NOT PERMITTED						

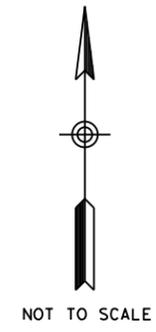
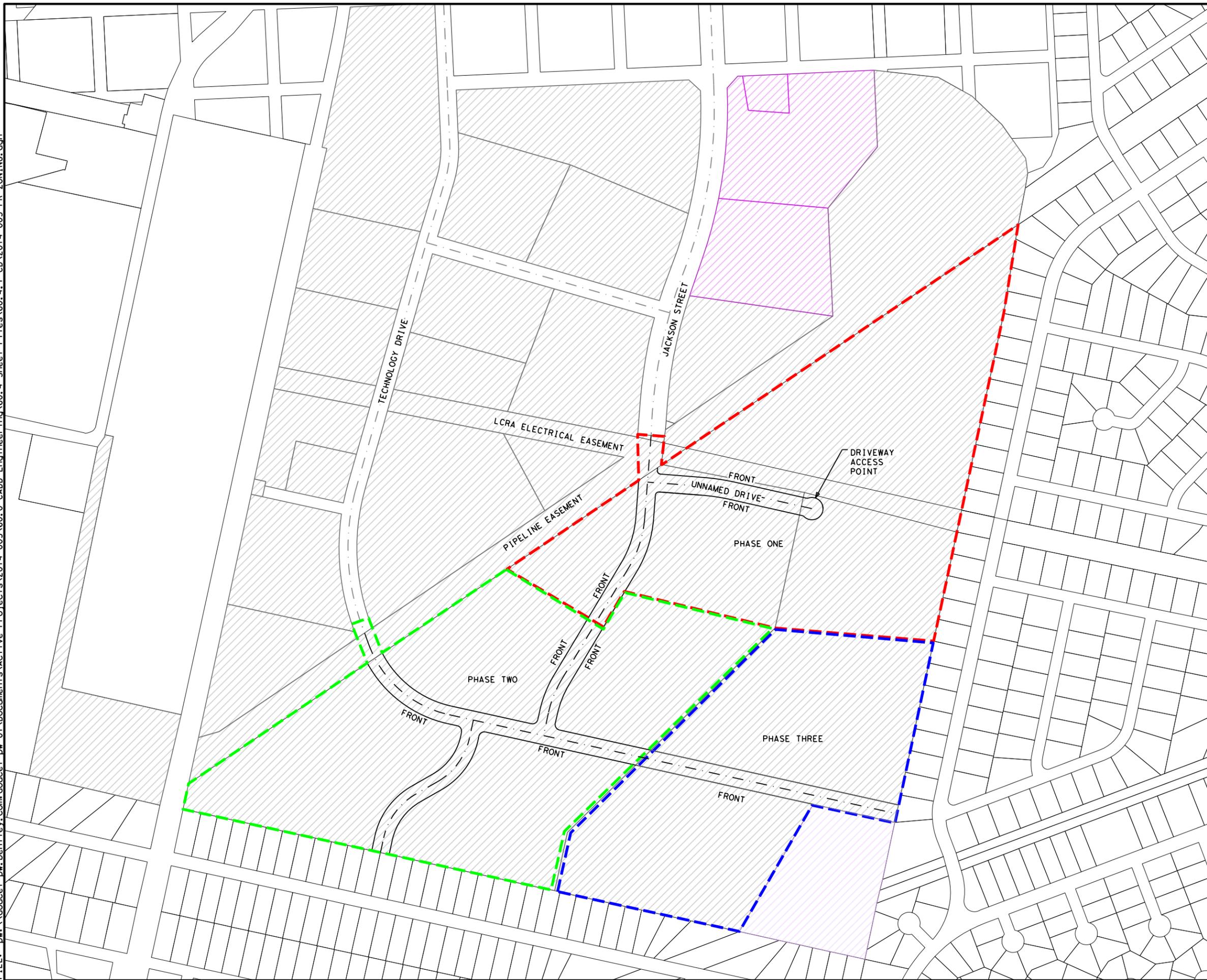
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- P2 - RURAL
- P5 - CORE
- EC - EMPLOYMENT CENTER

<p>PRELIMINARY DOCUMENT UNDER THE AUTHORITY OF P.E. DAVID T. SPEICHER 94630 12/6/2021 NOT TO BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>DRAWN BY: \$DRAWS          DESIGNED BY: \$DESIGNED\$          TITLE:  <b>EXISTING ZONING MAP</b></p>	<p><b>D&amp;A DOUCET &amp; ASSOCIATES</b>          Civil Engineering - Planning - Geospatial          7401 E. Highway 71 W. Suite 160          Austin, Texas 78735 Phone: (512) 883-2600          www.DoucetEngineers.com          Firm Registration Number: 3937</p>	<p>SCALE:          VERT:          HORZ:</p>
<p>SHEET NO.</p>	<p>8 OF 16</p>		

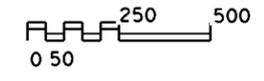
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- P2 - RURAL
- P5 - CORE
- EC - EMPLOYMENT CENTER
- PHASE ONE BOUNDARY
- PHASE TWO BOUNDARY
- PHASE THREE BOUNDARY

Civil Engineering - Planning - Geospatial 7401 E. Highway 71 W. Suite 160 Austin, Texas 78735 Phone: (512) 883-2400 www.DoucetEngineers.com Firm Registration Number: 3937	SCALE: VERT: HORZ:																				
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LANDSCAPING AREA   
 PHASE BOUNDARIES

NOTES  
 1. ALL EXISTING TREES 24 INCHES AND GREATER WILL BE AVOIDED AND PROTECTED.  
 2. STREET TREES SHALL BE PROVIDED ALONG PUBLIC ROADWAYS.

**DA DOUCET & ASSOCIATES**  
 Civil Engineering - Planning - Geospatial  
 7401 B Highway 71 W, Suite 160  
 Austin, Texas 78735. Phone: (512)-883-2400  
 www.DoucetEngineers.com  
 Firm Registration Number: 3937

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 DESIGNED BY: sdrawns  
 TITLE: LANDSCAPE MAP

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 NOT TO BE USED FOR CONSTRUCTION PURPOSES.

NO.	REVISION	BY	DATE

SHEET NO.







POND A					
<b>Drainage / Detention Calculations</b>					
Modified Rational Method					
DP-A					
<b>Onsite Existing Conditions</b>					
Area	117.23	acres			
Time (Tc)	29.7	minutes			
C value	0.520				
I-100yr	7.29	in/hr			
Q100yr	444.53	cfs	Allowable Release		
<b>Onsite Proposed Conditions</b>					
Area	117.23	acres			
Time (Tc)	29.7	minutes			
C value	0.850				
I-100yr	7.29	in/hr			
Q100yr	728.34	cfs	Developed Runoff		
<b>Runoff per Storm Event - Developed</b>					
Time (min. I-100yr)	C value	Area (ac)	Runoff (cfs)		
10	11.82	0.85	117.23	1177.47	
15	10.02	0.85	117.23	998.06	
20	8.74	0.85	117.23	870.75	
30	7.03	0.85	117.23	700.64	
40	5.93	0.85	117.23	591.11	
50	5.16	0.85	117.23	514.08	
60	4.58	0.85	117.23	456.65	
70	4.13	0.85	117.23	411.99	
80	3.78	0.85	117.23	376.18	
90	3.48	0.85	117.23	346.74	
100	3.23	0.85	117.23	322.07	
110	3.02	0.85	117.23	301.06	
120	2.84	0.85	117.23	282.93	
130	2.68	0.85	117.23	267.11	
140	2.54	0.85	117.23	253.17	
<b>Inflow per Storm Event</b>					
Duration	Runoff	Inflow (ft³)			
10	1177.47	706,485			
15	998.06	898,252			
20	870.75	1,044,902			
30	700.64	1,261,156			
40	591.11	1,418,666			
50	514.08	1,542,245			
60	456.65	1,643,923			
70	411.99	1,730,371			
80	376.18	1,805,648			
90	346.74	1,872,393			
100	322.07	1,932,414			
110	301.06	1,987,001			
120	282.93	2,037,108			
130	267.11	2,083,455			
140	253.17	2,126,604			
<b>Outflow per Storm Event</b>					
Duration	Time	Release	Outflow (ft³)		
10	39.7	444.53	529,435		
15	44.7	444.53	596,115		
20	49.7	444.53	662,794		
30	59.7	444.53	796,153		
40	69.7	444.53	929,512		
50	79.7	444.53	1,062,871		
60	89.7	444.53	1,196,230		
70	99.7	444.53	1,329,589		
80	109.7	444.53	1,462,948		
90	119.7	444.53	1,596,307		
100	129.7	444.53	1,729,666		
110	139.7	444.53	1,863,025		
120	149.7	444.53	1,996,384		
130	159.7	444.53	2,129,743		
140	169.7	444.53	2,263,102		
<b>Detention Volume</b>					
Duration	Inflow	Outflow	Storage (ft³)	Depth (ft)	Acres
10	706,485	529,435	177,049	3	4.49
15	898,252	596,115	302,137		
20	1,044,902	662,794	382,108		
30	1,261,156	796,153	465,002		
40	1,418,666	929,512	489,154		
50	1,542,245	1,062,871	479,373		
60	1,643,923	1,196,230	447,692		
70	1,730,371	1,329,589	400,782		
80	1,805,648	1,462,948	342,700		
90	1,872,393	1,596,307	276,086		
100	1,932,414	1,729,666	202,747		
110	1,987,001	1,863,025	123,976		
120	2,037,108	1,996,384	40,723		
130	2,083,455	2,129,743	(46,288)		
140	2,126,604	2,263,102	(136,498)		

<== Controls

POND B					
<b>Drainage / Detention Calculations</b>					
Modified Rational Method					
DP-B					
<b>Onsite Existing Conditions</b>					
Area	43.28	acres			
Time (Tc)	23.1	minutes			
C value	0.470				
I-100yr	8.3	in/hr			
Q100yr	168.87	cfs	Allowable Release		
<b>Onsite Proposed Conditions</b>					
Area	43.28	acres			
Time (Tc)	23.1	minutes			
C value	0.850				
I-100yr	8.3	in/hr			
Q100yr	306.12	cfs	Developed Runoff		
<b>Runoff per Storm Event - Developed</b>					
Time (min. I-100yr)	C value	Area (ac)	Runoff (cfs)		
10	11.82	0.85	43.28	434.71	
15	10.02	0.85	43.28	368.47	
20	8.74	0.85	43.28	321.47	
30	7.03	0.85	43.28	258.67	
40	5.93	0.85	43.28	218.23	
50	5.16	0.85	43.28	189.79	
60	4.58	0.85	43.28	168.59	
70	4.13	0.85	43.28	152.10	
80	3.78	0.85	43.28	138.88	
90	3.48	0.85	43.28	128.01	
100	3.23	0.85	43.28	118.90	
110	3.02	0.85	43.28	111.15	
120	2.84	0.85	43.28	104.46	
130	2.68	0.85	43.28	98.61	
140	2.54	0.85	43.28	93.47	
<b>Inflow per Storm Event</b>					
Duration	Runoff	Inflow (ft³)			
10	434.71	260,826			
15	368.47	331,625			
20	321.47	385,766			
30	258.67	465,605			
40	218.23	523,756			
50	189.79	569,379			
60	168.59	606,918			
70	152.10	638,834			
80	138.88	666,625			
90	128.01	691,266			
100	118.90	713,425			
110	111.15	733,579			
120	104.46	752,077			
130	98.61	769,188			
140	93.47	785,118			
<b>Outflow per Storm Event</b>					
Duration	Time	Release	Outflow (ft³)		
10	39.7	168.87	201,124		
15	44.7	168.87	226,455		
20	49.7	168.87	251,785		
30	59.7	168.87	302,446		
40	69.7	168.87	353,107		
50	79.7	168.87	403,768		
60	89.7	168.87	454,429		
70	99.7	168.87	505,090		
80	109.7	168.87	555,751		
90	119.7	168.87	606,412		
100	129.7	168.87	657,073		
110	139.7	168.87	707,734		
120	149.7	168.87	758,395		
130	159.7	168.87	809,056		
140	169.7	168.87	859,717		
<b>Detention Volume</b>					
Duration	Inflow	Outflow	Storage (ft³)	Depth (ft)	Acres
10	260,826	201,124	59,702	3	1.57
15	331,625	226,455	105,170		
20	385,766	251,785	133,981		
30	465,605	302,446	163,158		
40	523,756	353,107	170,649		
50	569,379	403,768	165,611		
60	606,918	454,429	152,489		
70	638,834	505,090	133,744		
80	666,625	555,751	110,874		
90	691,266	606,412	84,854		
100	713,425	657,073	56,352		
110	733,579	707,734	25,844		
120	752,077	758,395	(6,318)		
130	769,188	809,056	(39,868)		
140	785,118	859,717	(74,599)		

POND C						
<b>Drainage / Detention Calculations</b>						
Modified Rational Method						
Captures flows from DP-D and DP-C						
Total D & C						
DP-D & C	DP-D Ex Q	42.18	DP-C Ex Q	35.06	77.24	
DP-D & C	DP-D Prop Q	76.47	DP-C Prop Q	57.45	133.92	
<b>Onsite Existing Conditions</b>						
Area	16.02	acres				
Time (Tc)		minutes	DP-D	DP-C	Total Acres	
C value			8.42	7.6	16.02	
I-100yr		in/hr				
Q100yr	77.24	cfs	Allowable Release			
<b>Onsite Proposed Conditions</b>						
Area	16.02	acres				
Time (Tc)		minutes				
C value						
I-100yr		in/hr				
Q100yr	133.92	cfs	Developed Runoff			
<b>Runoff per Storm Event - Developed</b>						
Time (min. I-100yr)	C value	Area (ac)	Runoff (cfs)			
10	11.82	0.85	16.02	160.91		
15	10.02	0.85	16.02	136.39		
20	8.74	0.85	16.02	118.99		
30	7.03	0.85	16.02	95.75		
40	5.93	0.85	16.02	80.78		
50	5.16	0.85	16.02	70.25		
60	4.58	0.85	16.02	62.40		
70	4.13	0.85	16.02	56.30		
80	3.78	0.85	16.02	51.41		
90	3.48	0.85	16.02	47.38		
100	3.23	0.85	16.02	44.01		
110	3.02	0.85	16.02	41.14		
120	2.84	0.85	16.02	38.66		
130	2.68	0.85	16.02	36.50		
140	2.54	0.85	16.02	34.60		
<b>Inflow per Storm Event</b>						
Duration	Runoff	Inflow (ft³)				
10	160.91	96,544				
15	136.39	122,750				
20	118.99	142,790				
30	95.75	172,343				
40	80.78	193,867				
50	70.25	210,755				
60	62.40	224,649				
70	56.30	236,463				
80	51.41	246,750				
90	47.38	255,871				
100	44.01	264,073				
110	41.14	271,533				
120	38.66	278,380				
130	36.50	284,713				
140	34.60	290,610				
<b>Outflow per Storm Event</b>						
Duration	Time	Release	Outflow (ft³)			
10	39.7	77.24	91,993			
15	44.7	77.24	103,579			
20	49.7	77.24	115,165			
30	59.7	77.24	138,337			
40	69.7	77.24	161,509			
50	79.7	77.24	184,681			
60	89.7	77.24	207,853			
70	99.7	77.24	231,025			
80	109.7	77.24	254,197			
90	119.7	77.24	277,369			
100	129.7	77.24	300,541			
110	139.7	77.24	323,713			
120	149.7	77.24	346,885			
130	159.7	77.24	370,057			
140	169.7	77.24	393,229			
<b>Detention Volume</b>						
Duration	Inflow	Outflow	Storage (ft³)	Depth (ft)	Acres	
10	96,544	91,993	4,551	3		

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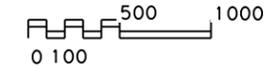


EXISTING BUILDING ON TECHNOLOGY DR

EXISTING BUILDING ON JACKSON ST

EXISTING BUILDING ON BUSINESS PARK DR

EXISTING BUILDING ON BUSINESS PARK DR



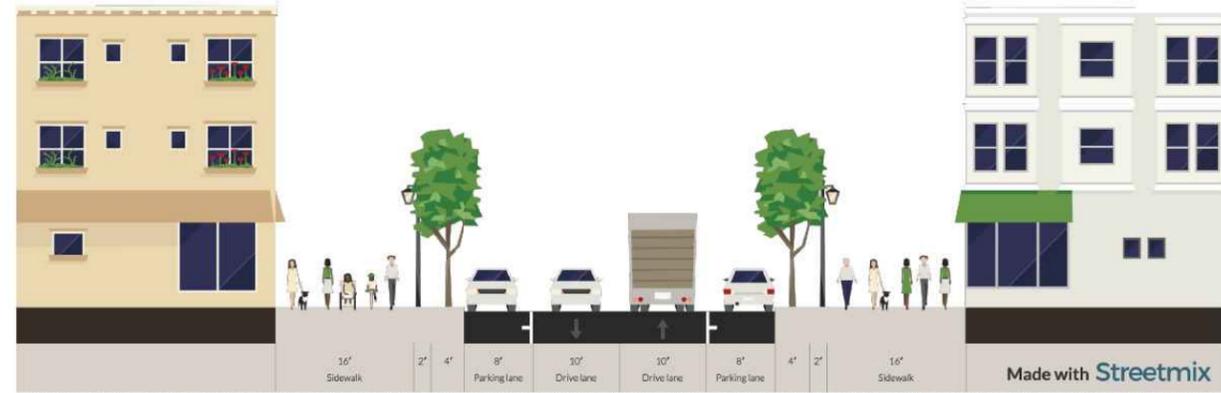
NOTES:

1. BL = BLOCK LENGTH
2. STREET TREES SHALL BE PROVIDED ALONG PUBLIC ROADWAYS.
3. A TIA MUST BE PERFORMED WITH FUTURE DEVELOPMENT ALONG BLOCKS THAT DO NOT MEET THE 720 BLOCK GRID/2800 PERIMETER REQUIREMENTS
4. DUE TO MARKET CONDITIONS, FINAL LOT, BUILDING SIZES, PARKING AREAS ARE IN FLUX. ALL BUILDING AND PARKING LOCATIONS AND STANDARDS WILL FOLLOW SUBMITTED DEVELOPMENT STANDARDS.
5. PROPOSED BUILDING SIZES CAN VARY FROM 3,000 SF TO 50,000 SF. BUILDING HEIGHT CAN VARY FROM ONE STORY TO FIVE STORIES.

- EXISTING ROADWAY CENTERLINE - - - - -
- PROPOSED ROADWAY CENTERLINE - - - - -
- PROPOSED ROW BOUNDARY - - - - -
- PHASE BOUNDARY - - - - -

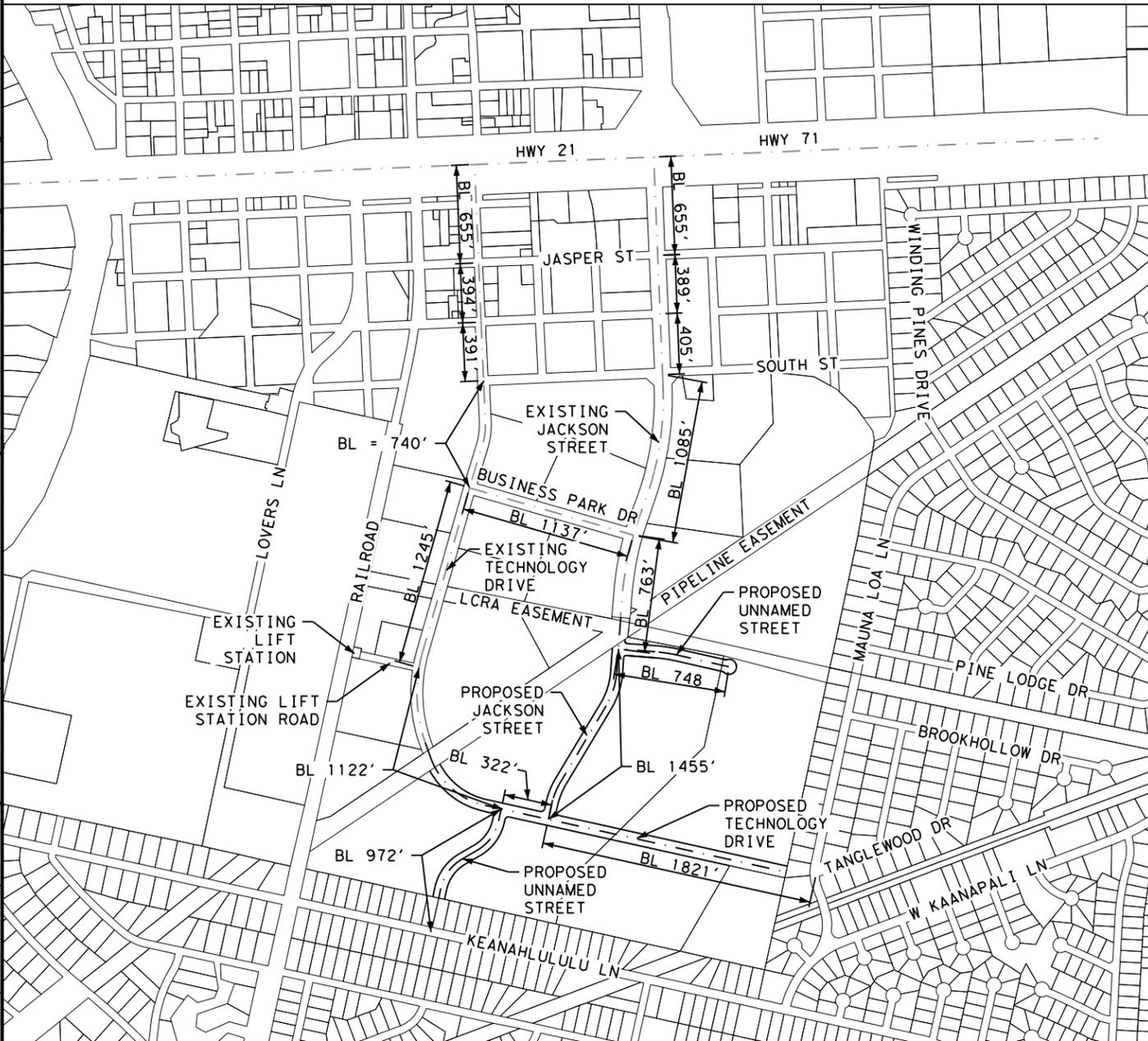
The proposed Un-Named Street cannot connect to the east due to existing subdivision. Additionally, extending the road any further east will require a substantial drainage structure.

SEC. 7.3.003 PRIMARY MULTIMODAL STREET: REGIONAL COMMERCIAL



Street Type:	Two-way Street with parking	Planter Type:	Tree Well
Right-of-Way Width:	80 feet	Curb Type:	Standard 6-inch Curb
Pavement Width:	36 feet	Landscape Type:	Trees at 30 feet O.C. average
Design Speed:	25 MPH	Building Types Allowed:	See B <sup>3</sup> Code Article 6.5
Traffic Lanes:	Two lanes at 10 feet each	Frontage Line Setback:	See B <sup>3</sup> Code Sec. 6.5.003
Parking Lanes:	Both sides parallel at 8 feet, marked	Private Frontage Allowed:	See B <sup>3</sup> Code Sec. 6.5.002
Curb Radius:	15 feet	Street Lights:	Shielded Post and Column type
Walkway Type:	16-foot Sidewalk	Place Types:	P5

TYPICAL CROSS SECTION



IFB # \$IFBS  
 PRECINCT: \$PRECINCT\$  
 SCALE: \$SCALE\$  
 VERT: \$VERT\$  
 HORZ: \$HORZ\$

**DA DOUCET & ASSOCIATES**  
 Civil Engineering, Planning, Geospatial  
 7401 E. Highway 71 W. Suite 160  
 Austin, Texas 78735. Phone: (512) 883-2600  
 www.DoucetEngineers.com  
 Firm Registration Number: 3937

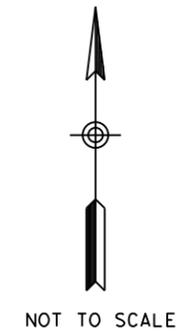
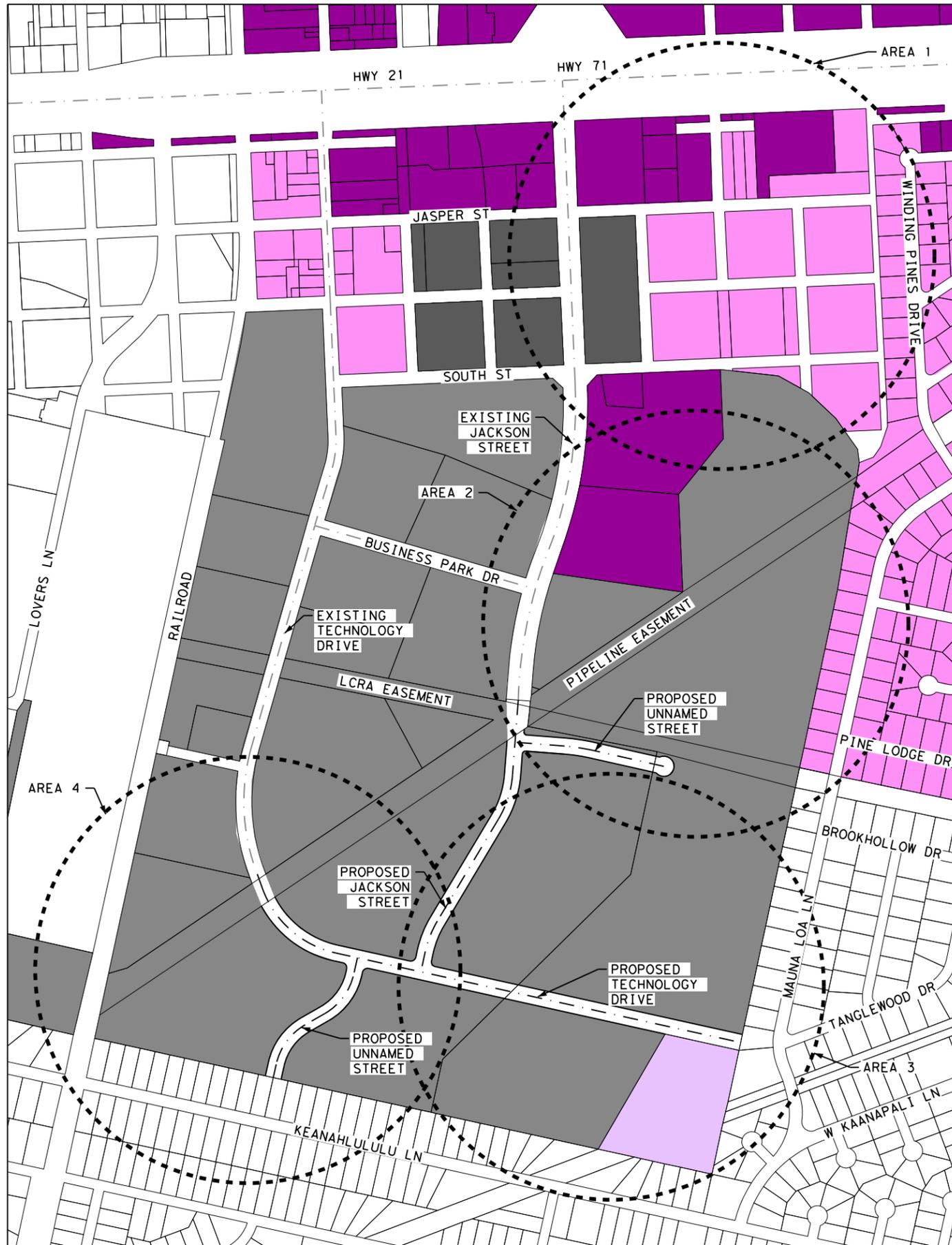
DRAWN BY: \$DRAWNS\$  
 DESIGNED BY: \$DESIGNED\$  
 TITLE: OVERALL TRANSPORTATION PLAN

PRELIMINARY DOCUMENT UNDER THE AUTHORITY OF P.E.: DAVID T. SPEICHER  
 12/6/2021 9:46:30  
 NOT TO BE USED FOR CONSTRUCTION PURPOSES.

NO.	REVISION	BY	DATE

SHEET NO. 15 OF 16

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- PLACE TYPES
- PDD
  - P1 - NATURE
  - P2 - RURAL
  - P3 - NEIGHBORHOOD
  - P4 - MIX
  - P5 - CORE
  - PEC - EMPLOYMENT CENTER

- B3 CODE REQUIREMENTS
- P1 - NATURE NO MIN.
  - P2 - RURAL NO MIN.
  - P3 - NEIGHBORHOOD 10-35%
  - P4 - MIX 25-75%
  - P5 - CORE 5-20%
  - CS - CIVIL SPACE 10% MIN.

AREA 1							
PDD	P2	P3	P4	P5	CIVIC	EC	TOTAL
5.69%	7.72%	54.87%	0.00%	17.34%	0.00%	0.00%	85.62%
5.69%	0.00%	54.87%	0.00%	17.34%	0.00%	7.72%	85.62%
AREA 2							
PDD	P2	P3	P4	P5	CIVIC	EC	TOTAL
0.00%	62.81%	9.27%	0.00%	10.24%	0.00%	0.00%	82.32%
0.00%	0.00%	9.27%	0.00%	10.24%	0.00%	62.81%	82.32%
AREA 3							
PDD	P2	P3	P4	P5	CIVIC	EC	TOTAL
0.00%	63.31%	0.00%	0.00%	0.00%	0.00%	0.00%	63.31%
0.00%	8.45%	0.00%	0.00%	0.00%	0.00%	54.86%	63.31%
AREA 4							
PDD	P2	P3	P4	P5	CIVIC	EC	TOTAL
0.00%	37.35%	0.00%	0.00%	0.00%	0.00%	21.64%	58.99%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	58.99%	58.99%

**DA DOUCET & ASSOCIATES**  
 Civil Engineers - Planners - Geospatial  
 7401 E. Highway 71 W. Suite 160  
 Austin, Texas 78735 Phone: (512) 883-2400  
 Firm Registration Number: 3937

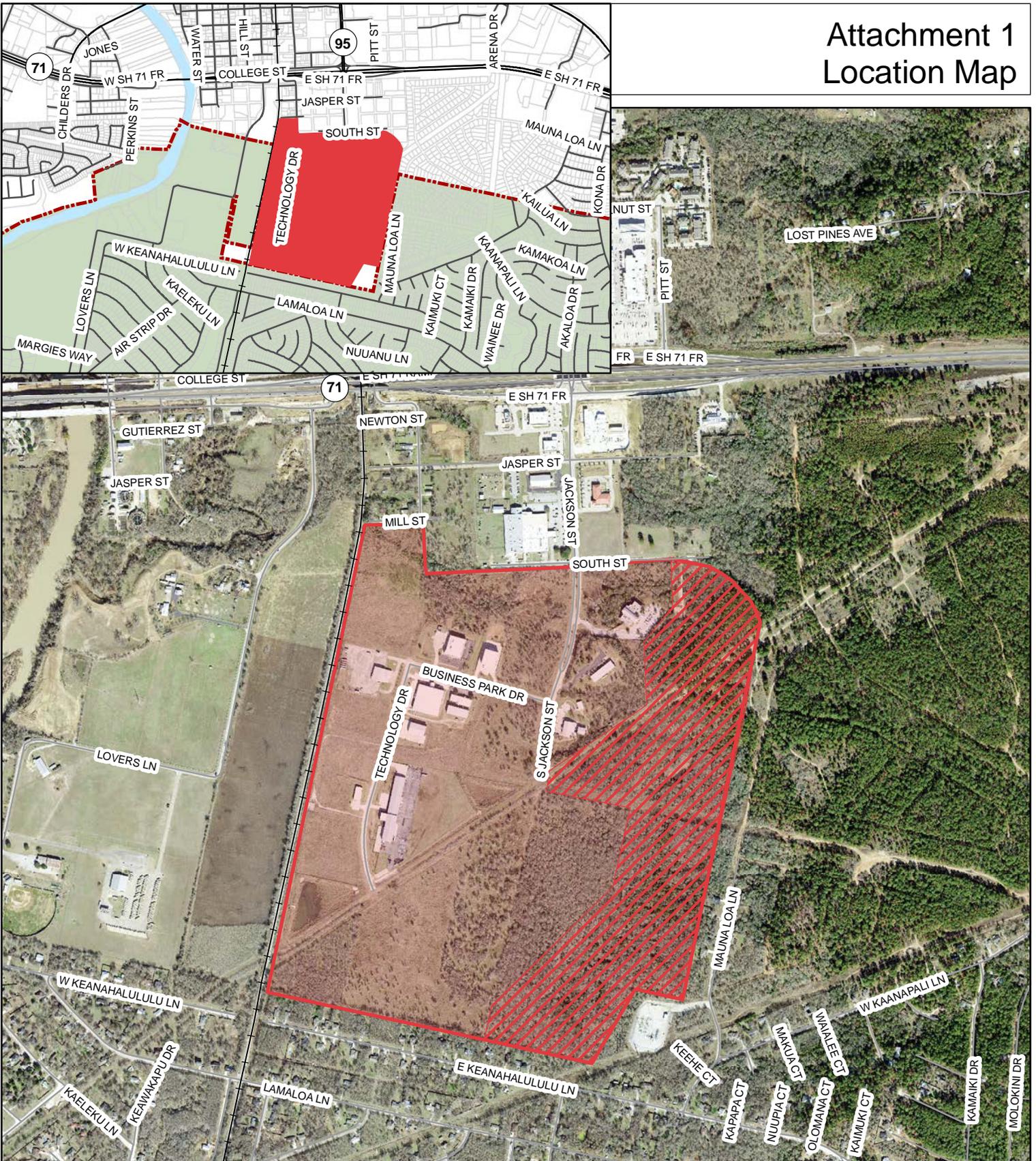
DRAWN BY: \$DRAWNS  
 DESIGNED BY: \$DESIGNED\$  
 TITLE: PEDESTRIAN SHED EXHIBIT

PRELIMINARY DOCUMENT UNDER THE AUTHORITY OF P.E. DAVID T. SPEICHER 94630 12/6/2021 NOT TO BE USED FOR CONSTRUCTION PURPOSES.

NO.	REVISION	BY	DATE

SHEET NO.

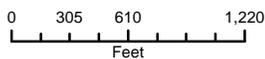
# Attachment 1 Location Map



Date: 12/2/2021

## Zoning Concept Scheme Business & Industrial Park

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



1 inch = 1,000 feet





**DOUCET**

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 800.587.2817  
[DoucetEngineers.com](http://DoucetEngineers.com)

November 16, 2021

Trey Job  
Assistant City Manager for Community Development  
Planning Director  
City of Bastrop, TX

**Reference: Zoning Scheme for Bastrop EDC Property**

Dear Mr. Job

On behalf of the Bastrop EDC, we wish to change a portion of EDC's Business Park zoning. The EDC is requesting a change in zoning from P2 to EC for the property shown within the attachments.

A conceptual layout out plan showing the extension of Technology Drive, Jackson Street, and an additional street Brookhollow Drive. These streets divide the remainder business park property (south and East of the Gas Easement) into 5 large properties. As depicted on our zoning maps, we have identified the front of each newly formed property. This area will be for business (commercial and light industrial) only. Residential will not be permitted within the business park.

There are no existing Plats for this property and granting our zoning request will not be detrimental to the public health, safety, or welfare.

It is our opinion that the zoning change would better meet the Comprehensive plan.

Please accept our submission of the Zoning Scheme and associated Conceptual Drainage submittals.

Sincerely,

**DOUCET & ASSOCIATES, INC.**

David Speicher, PE, ENV SP  
Director of Transportation and Public Works

**Notice of Pending Zoning Change  
City of Bastrop  
Planning & Zoning Commission  
and City Council**



Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, December 16, 2021 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, January 11, 2022 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** to consider action on Zoning Concept Scheme for a change in zoning for 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1, and 68.085 acres of land out of Bastrop Business and Industrial Park, Phase 1, Lot Reserve D, located south of SH 71, from P2 Rural to PEC Employment Center, within the city limits of Bastrop, Texas.

Applicant(s): Jean Riemenschneider / BEDC  
Owner(s): Bastrop Economic Development Corporation  
Address(es): South of Technology Dr. and Jackson St.  
Legal Description: 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1(FR), and 68.085 acres of land out of Bastrop Business and Industrial Park, Phase 1, Lot Reserve D

**The site location map and a letter from the property owner is attached for reference.**

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org), visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.

✂ -----

**PROPERTY OWNER'S RESPONSE**

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

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

Property Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address (if different than property address): \_\_\_\_\_

Phone (optional): \_\_\_\_\_ Email (optional): \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

Additional Comments (Optional):  
\_\_\_\_\_  
\_\_\_\_\_

Re: Bastrop Economic and Industrial Park Zoning Concept Scheme

PLANNING DEPARTMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 •  
[www.cityofbastrop.org](http://www.cityofbastrop.org)

Notice of Pending Zoning Change  
City of Bastrop  
Planning & Zoning Commission  
and City Council



Dear Property Owner:

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Applicant(s): Jean Riemenschneider / BEDC  
Owner(s): Bastrop Economic Development Corporation  
Address(es): South of Technology Dr. and Jackson St.  
Legal Description: 78.128 acres out of land out of Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1(FR), and 68.085 acres of land out of Bastrop Business and Industrial Park, Phase 1, Lot Reserve D

**The site location map and a letter from the property owner is attached for reference.**

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, [plan@cityofbastrop.org](mailto:plan@cityofbastrop.org), visit the office at 1311 Chestnut Street, Bastrop, Texas, or mail the response card below to PO Box 427, Bastrop, Texas 78602.



**PROPERTY OWNER'S RESPONSE**

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

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

Property Owner Name: Bluebonnet Trails Community Services

Property Address: 275 Jackson Street, Bastrop 78602

Mailing Address (if different than property address): \_\_\_\_\_

Phone (optional): \_\_\_\_\_ Email (optional): andrea.richardson@bbtrails.org

Property Owner's Signature:

Additional Comments (Optional):  
\_\_\_\_\_  
\_\_\_\_\_

Re: Bastrop Economic and Industrial Park Zoning Concept Scheme

PLANNING DEPARTMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 • [www.cityofbastrop.org](http://www.cityofbastrop.org)

**PROPERTY OWNER'S RESPONSE**

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

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

Property Owner Name: JAMCO - JEMS LLC

Property Address: 409 Technology DR, Bastrop, TX

Mailing Address (if different than property address): 2160 Kingston Ct, Suite I  
Marietta, GA 30067

Phone (optional): 770-953-8485 Email (optional): \_\_\_\_\_

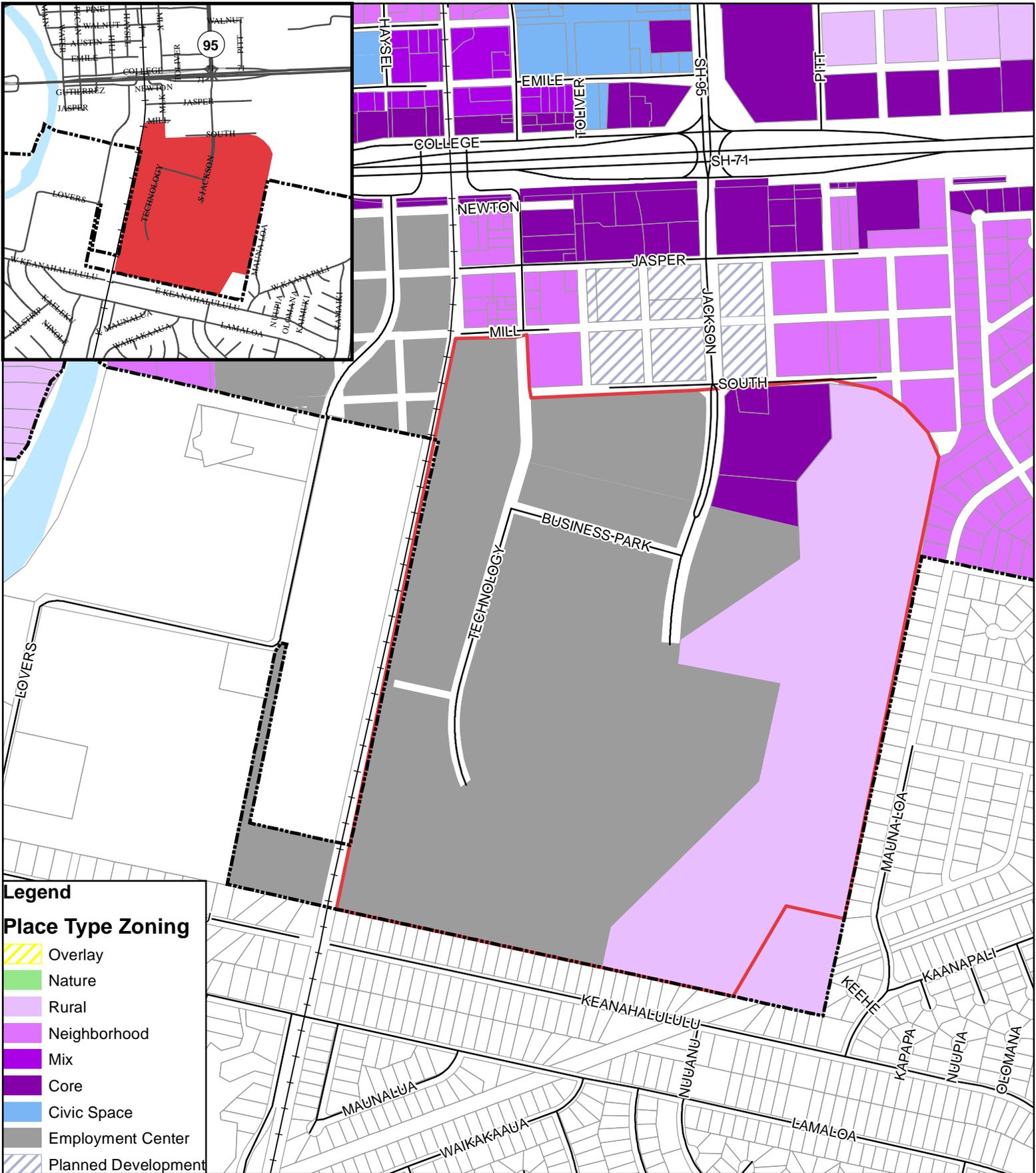
Property Owner's Signature: 

Additional Comments (Optional):  
\_\_\_\_\_  
\_\_\_\_\_

Re: Bastrop Economic and Industrial Park Zoning Concept Scheme

PLANNING DEPARTMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 •  
[www.cityofbastrop.org](http://www.cityofbastrop.org)



**Legend**

**Place Type Zoning**

- Overlay
- Nature
- Rural
- Neighborhood
- Mix
- Core
- Civic Space
- Employment Center
- Planned Development

## Zoning Map Bastrop Business and Industrial Park

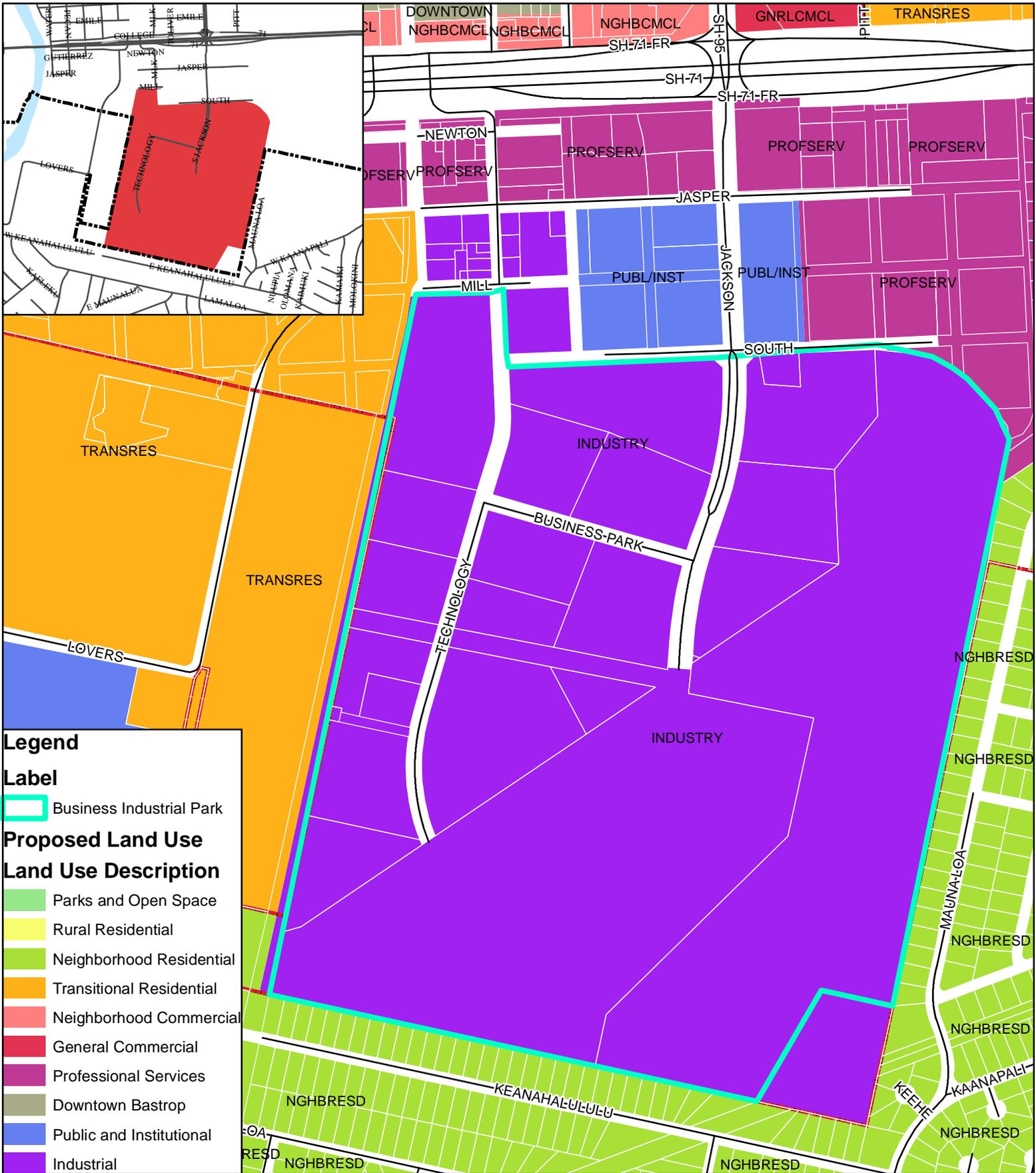


1 inch = 800 feet



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

Date: 12/13/2021



1 inch = 652.45 feet

## Future Land Use Map Zoning Concept Scheme Request



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

Date: 12/13/2021