

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) 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).

January 27, 2022 at 6:00 P.M.

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

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

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

- 1. CALL TO ORDER**
- 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 December 16, 2021 Planning and Zoning Commission Regular Meeting
- 3B. Public hearing and consider action to recommend approval for an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward to the recommendation to the City Council.
- 3C. Public hearing and consider action to recommend approval for an amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward to the recommendation to the City Council.
- 3D. Public hearing and consider action to recommend approval for the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 +/- acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A, and forward the recommendation to the City Council.
- 3E. Consider action to approve Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.
- 3F. Consider action to approve the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

4. WORKSHOP

- 4A. Presentation on Traffic Impact Analysis Best Practices.

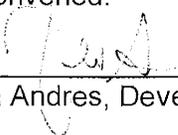
5. UPDATES

- 5A. Update on recent City Council actions regarding Planning Department items.
- 5B. Building and Planning Department Monthly Projects Volume Report.
- 5C. Individual Requests from Planning & Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

6. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the

following date and time: Monday, January 24, 2022 at 4:45 p.m. and remained posted for at least two hours after said meeting was convened.



Vivianna Andres, Development Coordinator



STAFF REPORT

MEETING DATE: January 27, 2022

AGENDA ITEM: 3A

TITLE:

Consider action to approve meeting minutes from the December 16, 2021 meeting of the Planning & Zoning Commission.

STAFF REPRESENTATIVE:

Nicole Peterson, Planning Technician

ATTACHMENTS:

Meeting Minutes



Planning and Zoning Commission

December 16, 2021

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, December 16, 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 6:00 p.m.

Debbie Moore	Absent
Cynthia Meyer	Present
Matt Lassen	Present
Cheryl Lee	Present
Greg Sherry	Absent
Ishmael Harris	Present
Pablo Serna	Present
Carrie Caylor	Present - Arrived 6:22 p.m.
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 November 18, 2021 Planning and Zoning Commission Regular Meeting.

Cynthia Meyer made a motion to approve the November 18, 2021 meeting minutes. Cheryl Lee seconded the motion and the motion carried 6-0 with Carrie Caylor not yet present at the meeting.

- 3B. Hold public hearing and consider action on a recommendation for the Burluson 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 Burluson Drive, within the city limits of Bastrop, Texas and forward to the January 11, 2022 City Council meeting.

Jennifer Bills informed the Commissioners the Burluson Crossing East Zoning Concept Scheme, proposing to change 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 Burluson Drive, within the city limits of Bastrop, Texas was going to be postponed to the February 2022 meeting.

There were no comments or questions from Commissioners.

- 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.

Planning and Zoning Commission

December 16, 2021

Meeting Minutes

Jennifer Bills presented to Commission 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.

Discussion commenced between Staff and Commissioners over the following topics: parking location at this site, road access, trees, sidewalks, and walkability. The B³ Code process and the limitations it has on medical facilities.

Cynthia Meyer made a motion to approve the Neighborhood Regulating Plan with conditions that future development on the site will have to follow the adopted development process in the B³ Code. Cheryl Lee seconded the motion and the motion carried unanimously.

- 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.

Jennifer Bills presented to Commission 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

Discussion commenced between Commissioners and Staff about the following topics:

1. Issues with the existing infrastructure.
2. Road connectivity and the connection point to the East for Technology Drive.
3. What is happening with the unnamed street in the South, which is not in the City limits? That street is a conceptual street which lines up with vacant lots and will need future plans submitted to obtain the road connectivity.
4. What is the replacement size for the trees? They are 3 inches.
5. What is the size of the parcel? 78 acres total and the site is currently broken down into blocks.
6. Will there be studies on how this impacts traffic? Yes, there will be a TIA required for development.

Pablo Serna opened the Public Hearing at 7:14 p.m.

Denise Smith, resident at 208 Keanahalululu Lane, expressed her concern about how they will be impacted by this development, the impact it will have on the trees in that area, and her desire to not have to look at an industrial park building.

Pablo Serna closed the Public Hearing at 7:24 p.m.

Carrie Caylor made a motion to approve the Bastrop Business and Industrial Park Zoning Concept Scheme with the condition a 75-ft South and East buffer between this development and residential neighborhood would be put in place to prohibit the removal of trees within that designated 75-ft green

Planning and Zoning Commission

December 16, 2021

Meeting Minutes

belt space. Ishmael Harris seconded the motion and the motion carried 6-1 with Matt Lassen voting against the motion.

4. UPDATES

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

Jennifer Bills presented to Commission updates about the Farm Street Village Zoning Concept Scheme which had its second reading on December 14, 2021 and was denied by City Council. She also informed them of the Pecan Park Commercial rezoning which had its first and second reading on December 14, 2021, and was approved by City Council.

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

Jennifer Bills presented to Commission more information about the future workshop that would be held to discuss the function of a Traffic Impact Analysis. She stated her intentions are to have a consultant at the meeting to go over the information and to answer any questions the Commissioners may have.

4C. Building Department and Planning Department Monthly Projects Volume Report.

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

5. ADJOURNMENT

Cynthia Meyer made a motion to adjourn at 7:50 p.m. Matt Lassen seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Pablo Serna, Vice-Chair



STAFF REPORT

MEETING DATE: January 27, 2022

AGENDA ITEM: 3B

TITLE:

Public hearing and consider action to recommend approval for an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward to the recommendation to the City Council.

AGENDA ITEM SUBMITTED BY:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: West of Lovers Lane (Attachment 1)
Total Acreage: 312.591 +/- acres
Legal Description: 546.364 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2

Property Owner: Alton Butler, Bastrop Colorado Bend, LLC
Agent Contact: Matt Synatschk, Carlson, Brigance, and Doering, Inc.

Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction
Adopted Plan: June 22, 2021 Development Agreement
Existing Future Land Use Category: Rural Residential
Proposed Future Land Use Category: Industry

BACKGROUND/HISTORY:

The Colorado Bend development is a proposed 546.364 +/- acre development with a mix of land uses and development types that support a primary use as a film studio. The site is currently located within the City's Statutory Extraterritorial Jurisdiction, but the applicant has requested the annexation and rezoning of 312.591 +/- of the total tract for the first phase of development.

This tract is bordered on the west by the Colorado River. As a property that is mostly within the 100-year and 500-year flood plain, the Future Land Use Plan envisioned the best use for this property to be low-density residential. Taken as a single development, this property also has limited access to the west without the construction of bridges over the Colorado River.

The applicant is requesting a change to the Comprehensive Plan Future Land Use to Industry which would allow a future Employment Center Place Type zoning. This would allow for the development of a multi-faceted film studio facility which would include production facilities, sound

stages, backlots, storage, and other ancillary spaces. Lodging, restaurants, event spaces, and recreational facilities would all support the film studio use. As the current annexation only covers a portion of the entire development, the Future Land Use Map amendment reflects changing the Character Area to Industry on the current annexation area (Exhibit A). The remainder of the property (233.773 +/- acres) would remain as Rural Residential until the next annexation request.

The 2036 Comprehensive Plan was adopted on November 22, 2016. The Comprehensive Plan is used to establish City Council policy for managing the future development of private and public land within the city limits and ETJ. Part of this plan is recognizing that development conditions and trends do change over time, so City Council has the ability to amend the Comprehensive Plan through public hearings.

Chapter 5, Land Use & Community Image, established 10 Character Areas on the Future Land Use Map that area used as the guiding document to determine changes to the zoning map and implementation development through the Bastrop Building Block (B³) Code standards. The 2036 Comprehensive Plan is available here: https://www.cityofbastrop.org/page/plan.long_range.

A Development Agreement was approved by the City Council on June 22, 2021 that laid out the process for the owner to annex the development in phases in order to build out the infrastructure and site incrementally. This amendment is listed as one of the development steps within the approved agreement.

POLICY EXPLANATION:

Comprehensive Plan Amendments are regulated under Section 213 of the Texas Local Government Code.

Sec. 213.003. Adoption of Amendment of Comprehensive Plan

(a) A comprehensive plan may be adopted or **amended** by ordinance following:

(1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and

Public Hearings will be held on January 27, 2022 at the Planning & Zoning Commission meeting and February 22, 2022 at City Council meeting.

(2) review by the municipality's planning commission or department, if one exists.

The Planning & Zoning Commission will review and make a recommendation to City Council at their January 27, 2022 meeting.

(b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

Amendments to the Comprehensive Plan are adopted by ordinance following the requirements of the City Charter.

A published notice was placed in the Bastrop Advertiser on January 8th and sent mailed notices to 61 property owners within 200 feet of the property (Attachment 3). At the time of this report, one response opposed to the project has been received (Attachment 4).

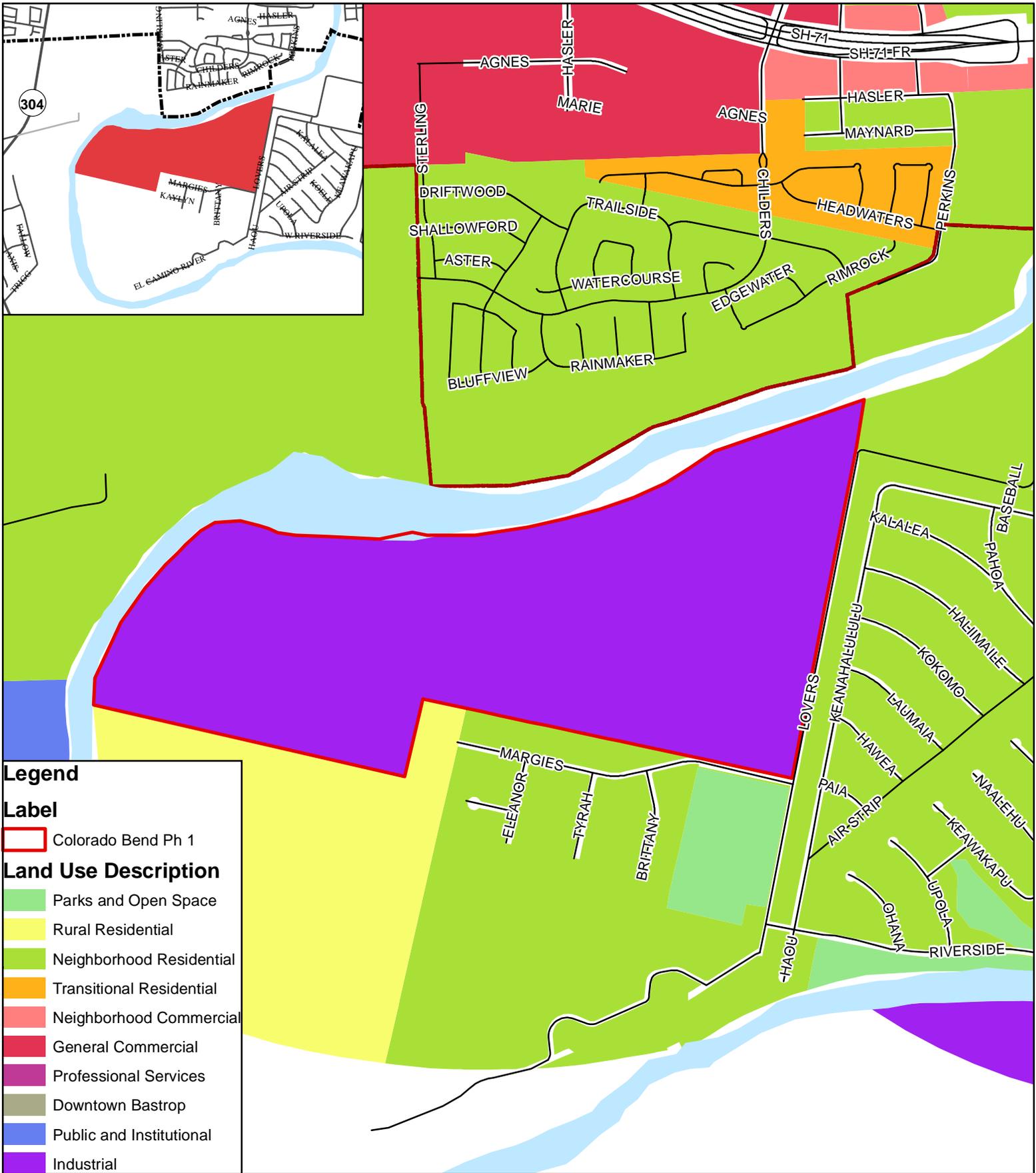
RECOMMENDATION:

Public hearing and consider action to recommend approval for an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop Colorado Bend, LLP for 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward to the recommendation to the City Council.

ATTACHMENTS:

- Exhibit A – Future Land Use Plan Amendment – Staff Proposed
- Attachment 1 – Location Map
- Attachment 2 – Existing Future Land Use Map
- Attachment 3 – Property Owner Notice
- Attachment 4 – Public Responses





Proposed Future Land Use Bastrop Colorado Bend



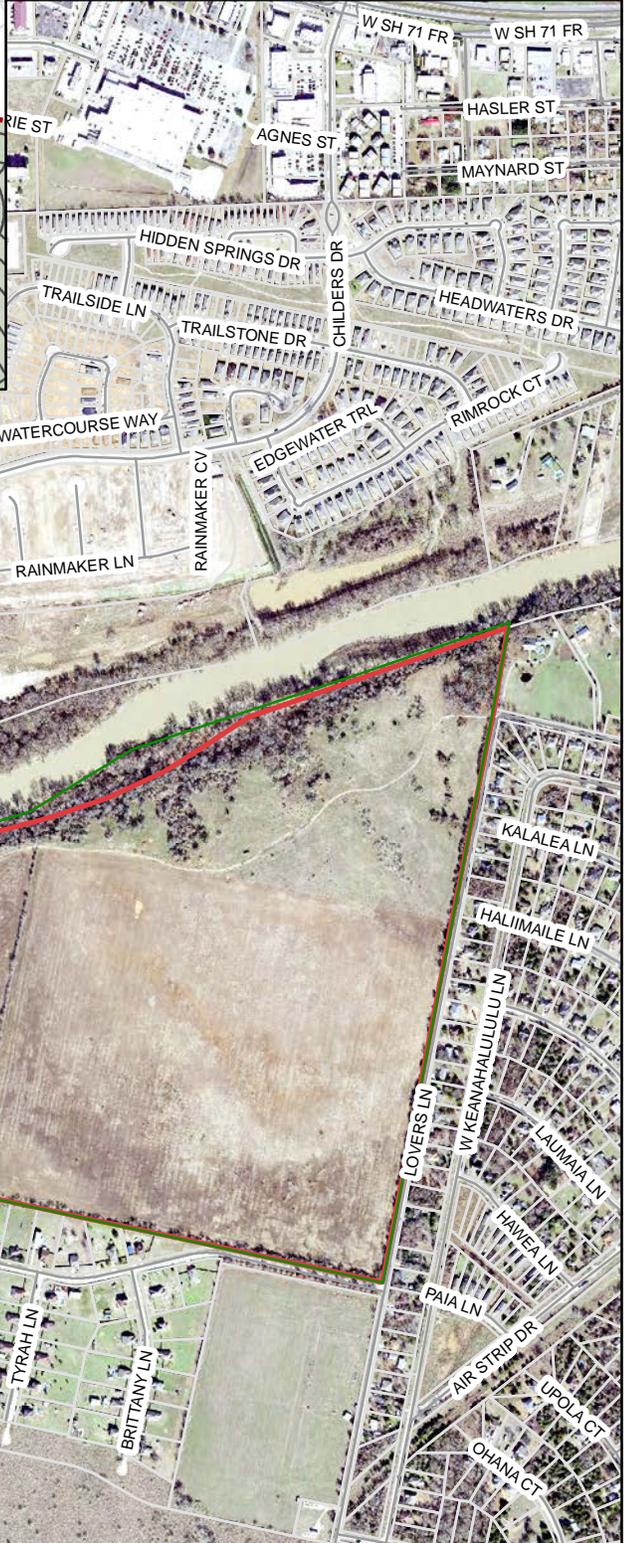
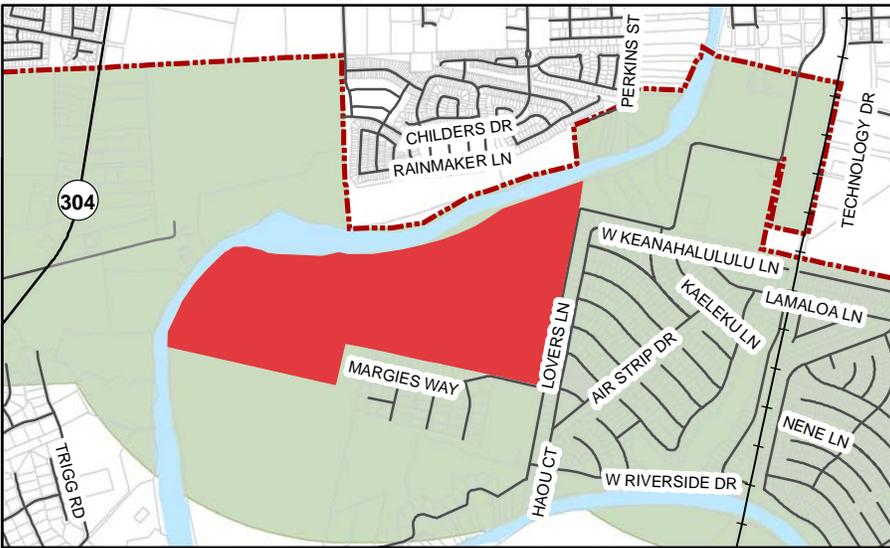
1 inch = 1,151.41 feet



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: 1/14/2022

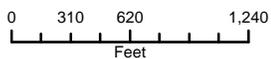
Attachment 1 Location Map



Bastrop Colorado Bend Phase 1

Date: 1/14/2022

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1 inch = 1,000 feet



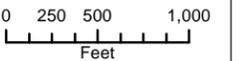
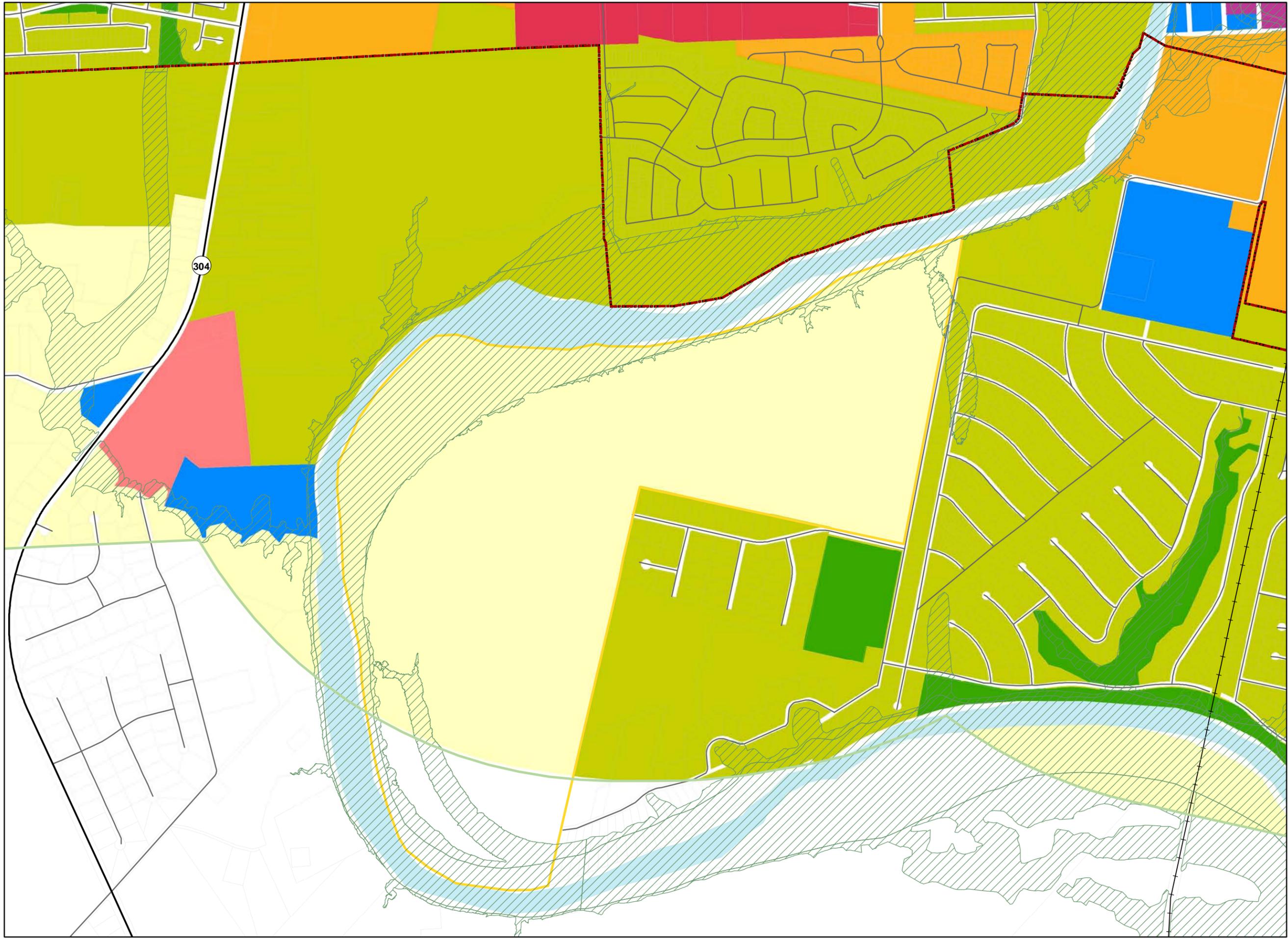
Future Land Use Amendment - Existing

Legend

-  City Limit
-  City Boundary
-  Statutory ETJ
-  Project Boundary
-  Parcels

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
-  Flood Zone Overlay



Date: 5/28/2021

N 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.



**Notice of Pending Zoning Concept Scheme & Comprehensive/Transportation Plan Amendment
City of Bastrop
Planning & Zoning Commission And City Council**

Dear Property Owner:

The **Planning & Zoning Commission** will conduct a public hearing on **Thursday, January 27, 2022 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, February 22, 2022 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** on the following request:

- Public hearing and consider action to approve a Zoning Concept Scheme for Bastrop 552, LLP.

Being 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, to PEC Employment Center, located within the City of Bastrop Extraterritorial Jurisdiction.

- Public hearing and consider action to approve an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop 552, LLP.
- Public hearing and consider action to approve an amendment to the Transportation Master Plan for the Master Thoroughfare Plan with Bastrop 552, LLP.

Being 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction.

Applicant: William McLean/McLean & Howard
 Owner: Bastrop 552, LLC/Alton Butler
 Address: West of Lovers Lane
 Legal Description: 546.364 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2 – Future Land Use & Transportation Master Plan
 312.591 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2 – Zoning Concept Scheme

The applicant letter and location maps are 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 Zoning Regulations. For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

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

PROPERTY OWNER'S RESPONSE

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

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

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

Comments: (Optional)

Please provide reply to the address below or email: plan@cityofbastrop.org RE: Bastrop 552 ZCS, CPA & TPA

PLANNING & DEVELOPMENT



Notice of Pending Zoning Concept Scheme & Comprehensive/Transportation Plan Amendment
City of Bastrop
Planning & Zoning Commission And City Council

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Applicant: William McLean/McLean & Howard
 Owner: Bastrop 552, LLC/Alton Butler
 Address: West of Lovers Lane
 Legal Description: 546.364 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2
 – Future Land Use & Transportation Master Plan
 312.591 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2
 – Zoning Concept Scheme

The applicant letter and location maps are attached for reference.

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

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Kalynn Champagne
 Property Address: 1102 Margies Way
 Phone (optional): _____
 Mailing Address: _____
 Email (optional): _____
 Property Owner's Signature: Kalynn Champagne

Comments: (Optional)

Please provide reply to the address below or email: plan@cityofbastrop.org RE: Bastrop 552 ZCS, CPA & TPA

PLANNING & DEVELOPMENT



STAFF REPORT

MEETING DATE: January 27, 2022

AGENDA ITEM: 3C

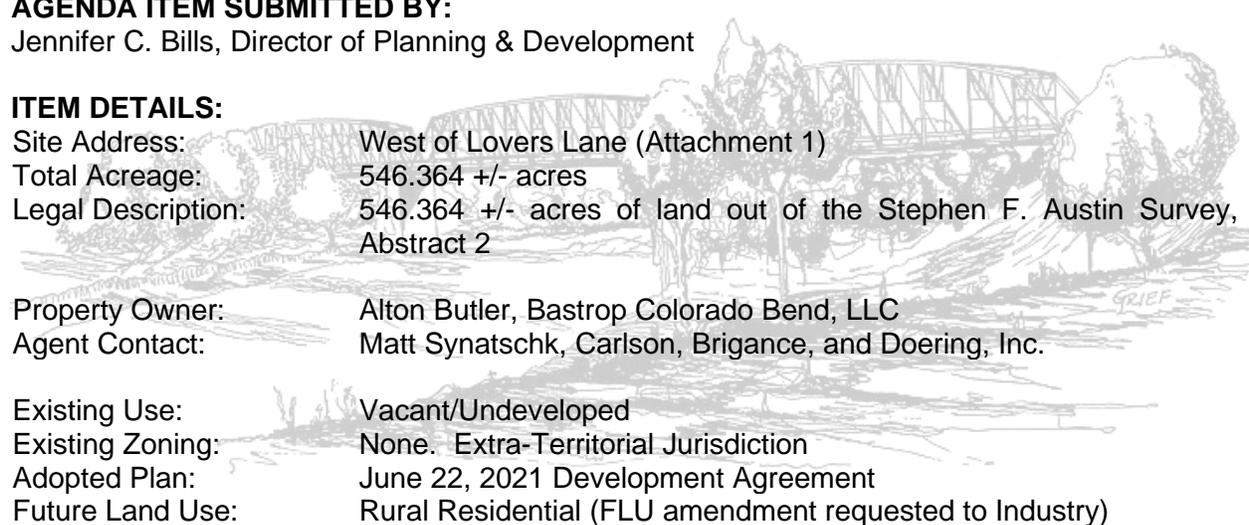
TITLE:

Public hearing and consider action to recommend approval for an amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward to the recommendation to the City Council.

AGENDA ITEM SUBMITTED BY:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:



Site Address: West of Lovers Lane (Attachment 1)
Total Acreage: 546.364 +/- acres
Legal Description: 546.364 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2

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Agent Contact: Matt Synatschk, Carlson, Brigance, and Doering, Inc.

Existing Use: Vacant/Undeveloped
Existing Zoning: None. Extra-Territorial Jurisdiction
Adopted Plan: June 22, 2021 Development Agreement
Future Land Use: Rural Residential (FLU amendment requested to Industry)

BACKGROUND/HISTORY:

The Bastrop Colorado Bend development is a proposed 546-acre development with a mix of land uses and development types that support a primary use as a film studio. The site is currently located within the City's Statutory Extraterritorial Jurisdiction, but applicant has requested the annexation and rezoning of 312.591 +/- of the total tract for the first phase of development.

This tract is bordered on the west by the Colorado River. As a property that is mostly within the 100-year and 500-year flood plain, the Future Land Use Plan envisioned the best use for this property to be low-density residential. Taken as a single development, this property also has limited access to the west without the construction of bridges over the Colorado River. With this considered, the Major Thoroughfare Map adopted in 2017 established a Collector Level Road across the property from Lovers Lane that includes a bridge to cross the Colorado River and connect to SH 304 to the west (Attachment 2). The 2019 Transportation Master Plan Street Grid reclassified this as a Primary Multimodal Street and added 720-foot grid Local Connector Streets that fit the Rural Residential Character District. As this property is in the Extraterritorial Jurisdiction, Bastrop County has also adopted a Transportation Plan in 2016 which also included the connection over the Colorado River to align the roads.

The applicant is requesting a change to the Comprehensive Plan - Master Transportation Plan to eliminate any streets that would bisect the property. To do this, the Local Connector Streets would be removed, and the Primary Multimodal Street, as well as the bridge crossing the Colorado River would be relocated to the eastern boundary of the property. The Transportation Master Plan was adopted on February 28, 2017, and Chapter 5 – Thoroughfare Plan including the Major Thoroughfare Map was amended on November 12, 2019. The TMP and amendment can be found here: https://www.cityofbastrop.org/page/plan.long_range

At the March 8, 2021 Bastrop County Commissioners' Court meeting, the Commission voted to "convey our willingness to conceptually amend our Transportation Plan and be flexible to honor this developer's request not to have a new regional corridor go through his development to connect Lovers Lan to SH 304." (Attachment 3). No actual route was determined or amended in the County's Transportation Plan.

As the current annexation only covers a portion of the entire development, the Transportation Master Plan amendment reflects changing only the area within the current annexation area (Exhibit A). This would relocate the Primary Multimodal Street and remove the 720 local street grid requirements within the 312.591 +/- acres but leave the grid in place until the annexation on the remaining 233.773 +/- acres.

Staff is proposing to relocate the Primary Multimodal Street to the east boundary of the property and to relocate the bridge to the southeast corner of the tract. A future Transportation Plan Amendment will be brought forward by Planning Staff to propose a route for a connection from the bridge to SH 304.

The applicant is proposing to allow the site to develop as a single tract with no public internal roads (Local Connector Streets). This would allow for the development of a multi-faceted film studio facility which would include production facilities, sound stages, backlots, storage, and other ancillary spaces. Lodging, restaurants, event spaces, and recreational facilities would all support the film studio use.

POLICY EXPLANATION:

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Sec. 213.003. Adoption of Amendment of Comprehensive Plan

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(2) review by the municipality's planning commission or department, if one exists.

The Planning & Zoning Commission will review and make a recommendation to City Council at their January 27, 2022 meeting.

(b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

Amendments to the Comprehensive Plan are adopted by ordinance following the requirements of the City Charter.

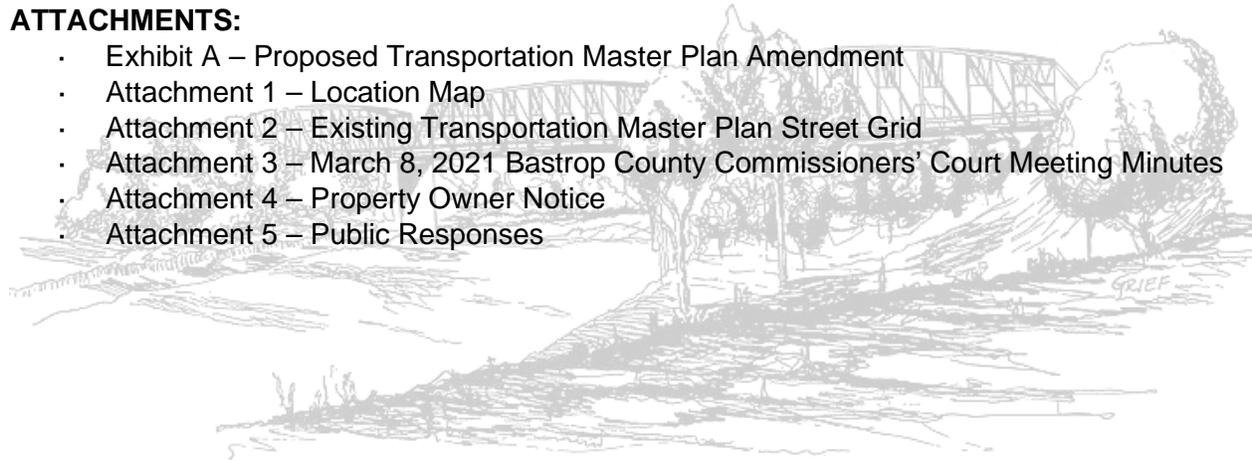
A published notice was placed in the Bastrop Advertiser on January 8th and sent mailed notices to 61 property owners within 200 feet of the property, in accordance with the B³ Code Technical Manual (Attachment 4). At the time of this report, one response opposed to the project has been received (Attachment 5).

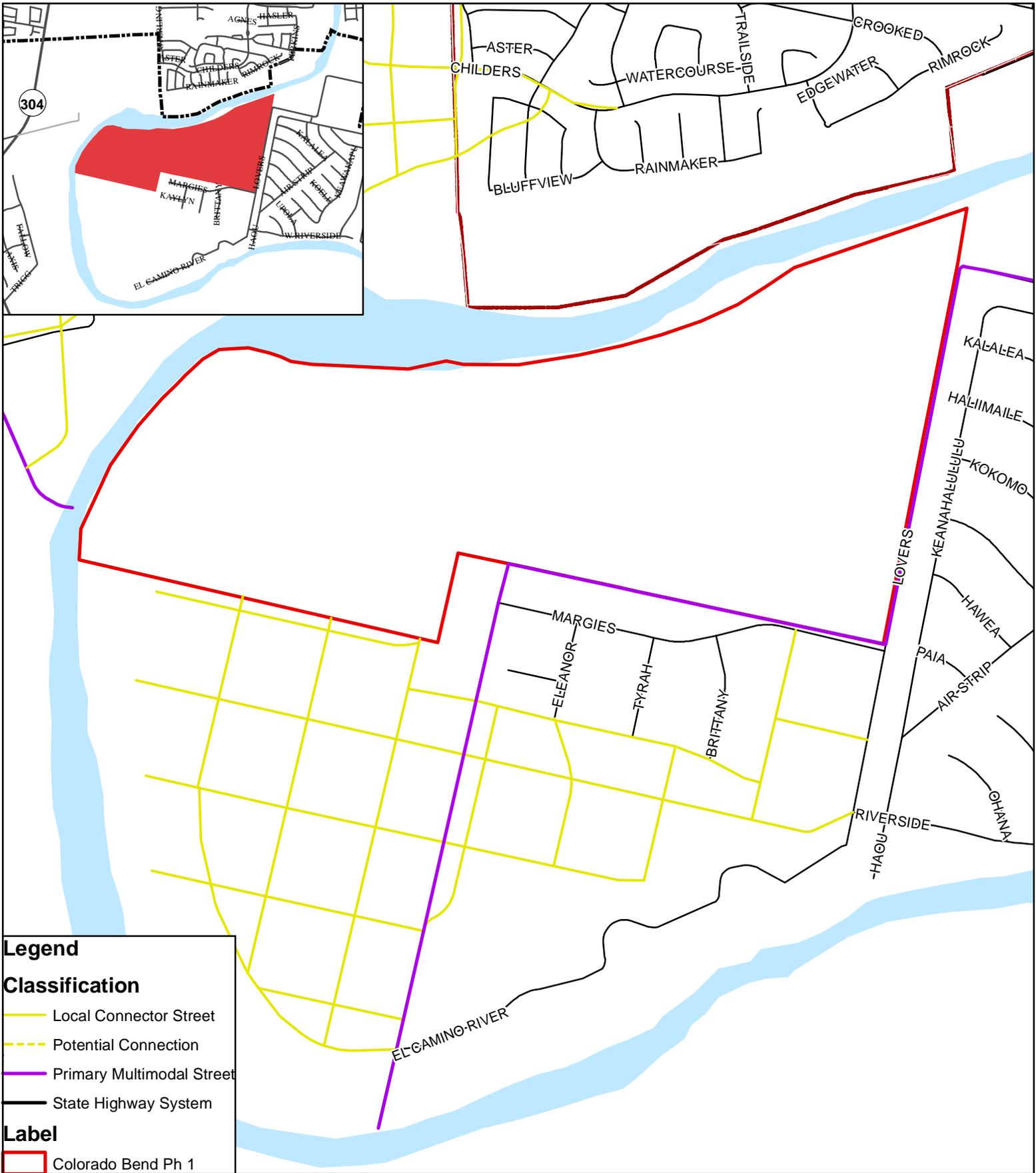
RECOMMENDATION:

Public hearing and consider action to recommend approval for an amendment to the Transportation Master Plan for the Master Thoroughfare Plan and Street Grid for Bastrop Colorado Bend, LLP for 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction, and forward to the recommendation to the City Council.

ATTACHMENTS:

- Exhibit A – Proposed Transportation Master Plan Amendment
- Attachment 1 – Location Map
- Attachment 2 – Existing Transportation Master Plan Street Grid
- Attachment 3 – March 8, 2021 Bastrop County Commissioners' Court Meeting Minutes
- Attachment 4 – Property Owner Notice
- Attachment 5 – Public Responses





1 inch = 1,000 feet

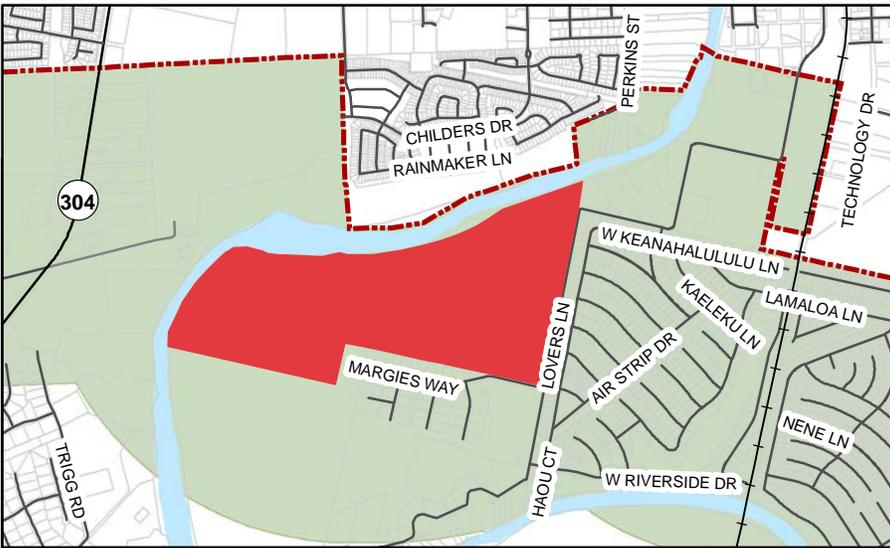
Proposed Master Transportation Plan Bastrop Colorado Bend



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: 1/14/2022

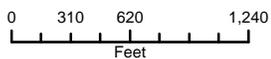
Attachment 1 Location Map



Bastrop Colorado Bend Phase 1

Date: 1/14/2022

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





Legend

TMP Street Grid

Classification

-  Local Connector Street
-  Potential Connection
-  Primary Multimodal Street
-  State Highway System



City Limit

Extra-Territorial Jurisdiction

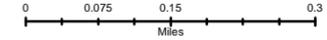
- AREA**
-  Statutory (one-mile)
 -  ETJ Area A
 -  ETJ Area B

Major Thoroughfare Map

City of Bastrop Transportation Master Plan

Amendment Area - Existing

Date: 5/28/2021



N
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.



Commissioners' Court Minutes, Bastrop County, Texas

March 8, 2021

Pursuant to law, the Commissioners' Court of Bastrop County, Texas, convened in a Regular Session on the 8th day of March, 2021 at 9:00 a.m. at the Commissioners Courtroom, Second Floor, 804 Pecan Street, Bastrop, Texas, with the following members present:

Paul Pape	County Judge
Mel Hamner	Commissioner Precinct # 1
Clara Beckett	Commissioner Precinct # 2
Mark Meuth	Commissioner Precinct # 3
Donna Snowden	Commissioner Precinct # 4

being five members present in the Courtroom and a quorum and Rose Pietsch, County Clerk, ex-officio.

Social distancing was being practiced in the Courtroom. A teleconference was set up so that folks could listen and participate in the meeting.

A. The meeting was called to order at 9:01 a.m. by Judge Pape who also opened with prayer. Allegiance was made to the Flags.

E. ACTION AGENDA: The following items are for discussion and possible action:

1. Meuth made a motion to approve the payment of the bills. Beckett seconded, motion carried with 5 ayes.

2. Meuth made a motion to approve the Minutes from February 22, 2021 regular meeting and the February 26, 2021 Special meeting. Beckett seconded, motion carried with 5 ayes.

B. Citizen's Comments: Jim Rose addressed the Court with pictures stating that his wildlife has left the area due to the work done in Rosanky on the Big Star solar project. He asked where the environmental study is for the project. He recommended the abatement document be started over so the citizens of Rosanky can have their concerns addressed. He also requested that a timetable is set for bulldozers to run so they aren't disturbing the citizens extremely early or late.

C. Certificates of Service were given to Krystal Burton in IT for 15 years, Rachel Frost as Commissioner Precinct 2 Assistant for 15 years, Maridel Borrego in the Collections and Compliance Office for 10 years, Suzy Stoppelberg-McGee in the DA's Office for 5 years and to Horace Black Jr for 5 years as a visiting Judge.

D. Department Reports:

1. Adena Lewis thanked the Court for the efforts given, sometimes at the last minute, to bring production to the County, which in turn brings economic development. She introduced Kim LeBlanc from the Texas Film Commission, who stated they are celebrating 50 years as a State Agency. Kim stated that Bastrop County is a Film Friendly County due to the efforts of Adena Lewis and presented a Film Friendly Certification to the County. The Judge thanked Adena for her excellent work. She stated that it remains to be about the "team". Adena further reported that due to COVID, business is down but they are starting to see increase in visitations to local hotels. She hopes to see an increase in HOT tax this year.

Adena stated that we will see growth in all parts of the County and that Broadband has been focused on a lot due to COVID especially how it has become essential for education, Telehealth and work. Adena stated that Bastrop County Cares has partnered with the Economic Development team to do a Broadband Study and it was a \$40,000 project. She thanked Bastrop County Cares, St. David's Foundation, The Hogg Foundation, Bastrop Economic Development Corporation, Elgin Economic Development Corporation, First National Bank of Bastrop, Frontier Bank of Texas and Smithville Area Chamber of Commerce for their generous donations toward this project. The full report and interactive map is located on the County website thanks to Lyndsey Schroeder. Adena stated that 3624 responses to a survey were completed by Bastrop County citizens and businesses. There are some large areas of the County with very little coverage. Broadband has never been addressed in Bastrop County like it is now and Adena is excited about this. There will be a follow up meeting on March 25, 2021 at 2:00 p.m. in the Annex conference room with all providers being present. Grants can be applied for because of this study.

2. Abram Barker gave an update on Floodplain Management. He stated that February was a very busy month with new floodplain maps being released. This affects how the community builds and grows. He stated the most impacted areas are the cities and the Cedar Creek watershed because of Cedar Creek and its' tributaries. The Colorado River did not have any major changes. Beckett thanked Abram for the report and thanked the Court for these studies dating back to 2005. She is happy to see updated maps due to these investments that were made.

3. Christine Files gave a report on DR-4586 (February Weather Event). The EOC has returned to normal operations. The Commissioners distributed 24 truckloads of water across their precincts over a four-day period. The Long Term Recover Team has partnered again with Mennonite Disaster Services to do plumbing repairs. So far 23 have been done and a new group arrived on Saturday and should get 15 more homes done this week. Crisis Cleanup has received 49 requests for Bastrop, Hays, Travis & Williamson Counties.

We are on Day 353 of our Response to COVID-19. The EOC remains a Level 3 Response to this. They continue to support St. David's Test site and vaccine pods at various places. The contract with St. David's expires at the end of March. There were 79 tests done last week. Christine asked for direction from the Court on this issue. Dr. Walkes' contract also expires at the end of March. The EOC recommends extending her contract. These items will be put on the next agenda.

Judge Pape stated how efficiently every vaccine clinic is run. The comments received reflect that they are very well organized like a well-oiled machine and they all run so smoothly. Judge Pape thanked Debbie Bresette from Bastrop County Cares for the beautiful organization of the volunteers and Dr. Walkes for the organization of the various clinics—over 5000 vaccines were given out in Bastrop County last week with another 1000 assigned to us at Circuit of the Americas. Christine announced a celebration was held in Bastrop County last week as we exceeded 10,000 vaccinations done in our County so far. The vaccine business is not slowing down here. Judge Pape thanked Bastrop Independent School District for the use of the PAC Center and announced that they offered the use of Memorial Stadium on Hwy 21 for a larger clinic if we can get the vaccines. He also thanked Bastrop Christian Outreach Center (BCOC) for opening their doors to whatever is needed. He stated their support has been heartwarming.

Christine reported that the National Guard sent the Air Guard to Bastrop County for the first pilot program across Texas on Saturday, March 6th to vaccinate homebound and elderly citizens. 103 vaccinations done between the hours of 9:30 am and 3:00 p.m. The oldest person was a 94-year-old woman who was vaccinated in her home. There are hundreds more that need to be vaccinated. Dr. Walkes had been compiling a list of names of homebound folks.

E. ACTION AGENDA: The following items are for discussion and possible action:

3. (Item # 4) Beckett made a motion to approve Bastrop County Constables Exempt Racial Profiling Report(s) for 2019-2020. Snowden seconded, motion carried with 5 ayes.

4. (Item # 5) Sheriff Cook reported there were no written reports filed. Hamner made a motion to approve 2020 Racial Profiling Statistics. Snowden seconded, motion carried with 5 ayes.
 5. (Item # 6) Snowden made a motion to approve Tyler Technologies Agreement for a wireless barcode scanner located in property room at Sheriff's Office. Beckett seconded, motion carried with 5 ayes.
 6. (Item # 20) Sheriff Cook thanked the Auditor's Office for getting all this together. Hamner made a motion to approve Intergovernmental Agreement with the US Marshals Service for increase in per diem for housing inmates. Beckett seconded, motion carried with 5 ayes.
 7. (Item # 21) Beckett made a motion to pay overtime instead of required Comp time when all time has been appropriately accounted for and agreed upon by Auditor and Human Resources. Hamner seconded, a friendly amendment was made by Beckett to say this is applicable to all departments who were called in to response to DR – 4586 Storm Uri, Hamner seconded the amendment, motion carried with 5 ayes.
 8. (Item # 22) Discussion was held on the Environmental Enforcement Officer. It was agreed that this person would be housed at the Sheriff's Office as a Deputy. Pape made a motion to approve Memorandum of Understanding between Bastrop County Development Services and Bastrop County Sheriff's Office regarding Environmental Enforcement Officer subject to Carolyn Dill, Judge Pape and Sheriff Cook working out the minor details and coming up with a final agreement. Snowden seconded, motion carried with 5 ayes.
- The Court took a 5-minute recess at 10:30 a.m. and was called back into session at 10:35 a.m.
9. (Item # 3) Kristin Miles briefed the Court on the required report in odd numbered years. They will pay close attention to City populations during redistricting. Snowden made a motion to accept the review of the County Election Precincts with no changes at this time. Beckett seconded, motion carried with 5 ayes.
 10. (Item # 7) Beckett made a motion to approve Ad Valorem Tax Collection Contract with Altessa Municipal Utility District. Snowden seconded, motion carried with 5 ayes.
 11. (Item # 8) Discussion was held on this issue with different ideas presented as possible solutions. Beckett made a motion to waive Transfer Station fees for 2 weeks, from March 16 through March 27, for damage due to Storm Uri, on the honor system. Snowden seconded, motion carried with 5 ayes.
 12. (Item # 9) Hamner made a motion to approve existing metes and bounds division of 0.445 acres and 0.34 acres in the B.A.M. Thomas Survey; Precinct: 1; Owner: Walter Sneed (pursuant to Section 232.0015 of the Texas Local Government Code). Beckett seconded, motion carried with 5 ayes.
 13. (Item # 10) Meuth made a motion to award a contract for RFP 21BCP01A Grant Writing and Admin for TDA-CDBG 2021-2022 Community Development Funds - Stony Point to Langford Community Management Services. Hamner seconded, motion carried with 5 ayes.
 14. (Item # 11) Meuth made a motion to enter into contract negotiations and approve a contract with Steger Bizzell Engineering, Inc. for RFQ 21BCP01B Engineering for TDA-CDBG 2021-2022 Community Development Funds - Stony Point, contingent upon successful fee schedule negotiations. Snowden seconded, motion carried with 5 ayes.
 15. (Item # 12) Hamner made a motion to approve request to solicit bids for an erosion repair project at Dry Creek Bridge in Precinct 1. Beckett seconded, motion carried with 5 ayes.
 16. (Item # 13) Snowden made a motion to approve request to solicit bids for cleaning of COVID-19 Vaccine Distribution Facilities. Beckett seconded, motion carried with 5 ayes.

D. Department Reports:

4. Dr. Walkes addressed the Court stating that testing is declining and the positivity rate is slowly declining. We have received 14,200 doses of vaccine and plan to distribute 4000-5000 this week. They are in the process of collaborating with Circuit of the Americas to get folks vaccinated. Judge Pape thanked Dr. Walkes and her entire team for the excellent job they are doing.

E. ACTION AGENDA: The following items are for discussion and possible action:

17. (Item # 14) Zac Loftin from CAMPO reported on the 2020 Bastrop County Transportation Plan Update. Beckett thanked the CAMPO staff for preparing this Plan. Beckett made a motion to adopt the 2020 Bastrop County Transportation Plan Update. Hamner seconded, motion carried with 5 ayes.

18. (Item # 15) Hamner made a motion to convey our willingness to conceptually amend our Transportation Plan and be flexible to honor this developer's request not to have a new regional corridor go through his development to connect Lovers Lane to SH 304. Beckett seconded, motion carried with 5 ayes.

19. (Item # 16) Beckett made a motion to approve exemption from plat requirement on an existing metes and bounds division of 1.001 acres in the Henry P. Redfield Survey, Abstract 286; Owner: Buffalo Creek Properties, LLC (pursuant to Section 232.0015 of the Local Government Code). Meuth seconded, motion carried with 5 ayes.

20. (Item # 17) Snowden made a motion to approve Preliminary Plan of Dunbar Estates Subdivision which lays out 5 lots out of 18.024 acres in the Dempsey Pace Survey; Owner: Austin787 Properties, LLC in Precinct 4. Meuth seconded, motion carried with 5 ayes.

21. (Item # 18) Snowden made a motion to set a public hearing on Monday, April 12, 2021 at 9:30 a.m. for:

A. Regarding the revision of a portion of Tract 14, Rianna Woods Subdivision and Tract 15-B, Rianna Woods Subdivision, Amending Plat of Tract 15 with a variance to Bastrop County Subdivision Regulations, Section VI.3.a. (lot frontage); Owner: Luis Alberto Avila Flores (aka: Luis Avila) in Precinct 4.

22. (Item # 19) Beckett made a motion to appoint Mayor Joanna Morgan as Bastrop County representative to CARTPO Board. Hamner seconded, motion carried with 5 ayes.

F. DISCUSSION ONLY:

DO1. Beckett explained the situation between the Tiner siblings concerning the Tiner Family Subdivision.

DO2. Carolyn Dill addressed the Court concerning updating subdivision regulations for high density development.

DO3. Amending Bastrop County COVID-19 Operations Strategies—Judge Pape informed the Court that folks will begin asking us to remove precautions based on the Governor's removal of the mask mandate effective 3/10/2021. He will address this in the next meeting.

G. CONSENT AGENDA (Consent Agenda items are generally routine.) Unless removed by a member of the Court, items listed on the consent agenda will be acted on together.

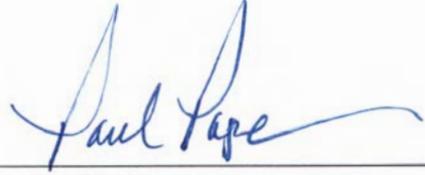
- CA1. Approve bond of Kyle Pence as Deputy Sheriff.
- CA2. Release of LPHCP Conservation Easement: Milner, Glona.
- CA3. Approve LPHCP Implementing Agreements: Milner, Littles.
- CA4. Approve LPHCP Conservation Easements: Milner, Fahrkopf, Voight, Davis, Vassar, Evans.
- CA5. Election contracts for the following entities for the May 1, 2021 Election: (A) Elgin Municipal Utility District No. 1, (B) Elgin Municipal Utility District No. 2.
- CA6. Approve corrected "Consent to Define Easement on Upper Elgin Road".
- CA7. 2019 and 2020 Tax Rate Order typo corrections.
- CA8. Medina Place; divide 3 lots out of 3.998 acres in the Bastrop Town Tract Survey; Owners: Jose Medina Lopez (aka: Jose Medina Gallegos) and Carolina Medina Gallegos; Precinct 1.
- CA9. Reality Point Subdivision, Amending Plat of Lots 9A & 11A of Reality Point Subdivision, Amending Plat of Lots 9 & 11; Owners: Scott E. Botz & Valerie Gallegos-Botz and Evean Joseph Murphy, Jr. & Ebbie Doll Murphy; Precinct 2.
- CA10. Copeland Acres; divide an existing 5 acres in the George H. Stoval Survey; Owners: Franklin Dwight Copeland and Alisa Kay Copeland; Precinct 4.
- CA11. The Happy Toad Amended Plat of Lot 1; Owner; Miles E. Collinson; Precinct 2.
- CA12. Amending Plat of Lot 28 & Portion of Lot 29, Thousand Oaks; Owners: Marcos Rodriguez & Maria E. Rodriguez-Pacheco; Precinct 3.
- CA13. Brochtrup Subdivision; divide four (4) lots out of 14.05 acres in the Bernard Bymer Survey; Owners: Joseph E. Brochtrup and Vicki A. Junker; Precinct 3.
- CA14. Redbird Estates; divide two lots out 2.582 acres in the Sarah Cottle Survey; Owners: Craig Scot Robichaud & Sharon Grace Robichaud; Precinct 2.
- CA15. Ratify the signing of two rental agreements by the Bastrop County OEM with A-1 Party Time Rentals for Tents used at the COVID-19 Vaccine Clinics.
- CA16. Approve refunds of overpayment or double payment of property taxes since January 1, 2021, pursuant to Section 31.11 (a) (2) of the Texas Property Tax Code.
- CA17. Application for the State Criminal Alien Assistance Program (SCAAP) Grant FY 2020.

Judge Pape informed the Court that CA6 needed to be pulled.

Snowden made a motion to approve all items on the Consent Agenda except Item CA6, which was pulled. Beckett seconded, motion carried with 5 ayes.

CA6. Pape made a motion to table Item CA6. Hamner seconded, motion carried with 5 ayes.

H. Having concluded all the business on the Agenda, Judge Pape declared the meeting adjourned at 12:11 p.m.



County Judge

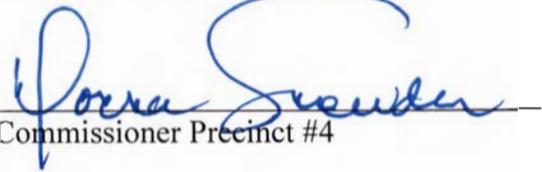


Commissioner Precinct #1

Commissioner Precinct #2



Commissioner Precinct #3



Commissioner Precinct #4

Attest:



Rose Pietsch, County Clerk



**Notice of Pending Zoning Concept Scheme & Comprehensive/Transportation Plan Amendment
City of Bastrop
Planning & Zoning Commission And City Council**

Dear Property Owner:

The **Planning & Zoning Commission** will conduct a public hearing on **Thursday, January 27, 2022 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, February 22, 2022 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** on the following request:

- Public hearing and consider action to approve a Zoning Concept Scheme for Bastrop 552, LLP.

Being 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, to PEC Employment Center, located within the City of Bastrop Extraterritorial Jurisdiction.

- Public hearing and consider action to approve an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop 552, LLP.
- Public hearing and consider action to approve an amendment to the Transportation Master Plan for the Master Thoroughfare Plan with Bastrop 552, LLP.

Being 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction.

Applicant: William McLean/McLean & Howard
 Owner: Bastrop 552, LLC/Alton Butler
 Address: West of Lovers Lane
 Legal Description: 546.364 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2 – Future Land Use & Transportation Master Plan
 312.591 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2 – Zoning Concept Scheme

The applicant letter and location maps are 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 Zoning Regulations. For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

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

PROPERTY OWNER'S RESPONSE

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

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

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

Comments: (Optional)

Please provide reply to the address below or email: plan@cityofbastrop.org RE: Bastrop 552 ZCS, CPA & TPA

PLANNING & DEVELOPMENT



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Planning & Zoning Commission And City Council

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 – Future Land Use & Transportation Master Plan
 312.591 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2
 – Zoning Concept Scheme

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

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Kalynn Champagne
 Property Address: 1102 Margies Way
 Phone (optional): _____
 Mailing Address: _____
 Email (optional): _____
 Property Owner's Signature: Kalynn Champagne

Comments: (Optional)

Please provide reply to the address below or email: plan@cityofbastrop.org RE: Bastrop 552 ZCS, CPA & TPA

PLANNING & DEVELOPMENT



STAFF REPORT

MEETING DATE: January 27, 2022

AGENDA ITEM: 3D

TITLE:

Public hearing and consider action to recommend approval for the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A, and forward the recommendation to the City Council.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: West of Lovers Lane (Attachment 1)
Total Acreage: 312.591 acres
Acreage Rezoned: 312.591 acres
Legal Description: 312.591 acres out of the Stephen F. Austin Survey, Abstract 2
Property Owner: Alton Butler, Bastrop Colorado Bend, LLC
Agent Contact: Matt Synatschk, Carlson, Brigance, and Doering, LLC
Existing Use: Vacant/Undeveloped
Existing Zoning: P2 Rural (upon annexation)
Proposed Zoning: PEC Employment Center (Attachment 4)
Character District: Pine Village (upon annexation)
Future Land Use: Rural Residential – Companion Request to Change to Industry (Attachment 5)

BACKGROUND:

The applicant has submitted an application for a Zoning Concept Scheme for Bastrop Colorado Bend (Exhibit A). The development is proposed to be Place Type EC – Employment Center zoning with a mix of land uses and development types that support a primary use as a film studio.

Place Type EC – Employment Center is defined in the code as:

“Areas that by their function, disposition, 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 Future Land Use Plan for Industry shows this area as General Commercial:

“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.

Zoning Concept Schemes usually consider the variety of place type zoning districts in a pedestrian shed. Due to the unique mixed-use development proposed, this requirement was waived within the approved Development Agreement. The land is intended to be used as one large development with a mix of uses that will support a film studio. As shown in the Zoning Concept Scheme ZCS-002, this will include studios, back lots, recreation areas, short term lodging, open space, and a temporary sound stage. Additionally, most of the area that would be encompassed within the pedestrian sheds is currently in the ETJ and does not have a zoning district to take into consideration.

This ZCS only covers part of the total area that is a part of the Development Agreement. The DA allows for annexation and construction of the development in phases. The north-south perimeter road will be required with the development of the southern portion of the tract.

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 multiple location for detention and also contemplates discharge into the adjacent Colorado River. The maximum impervious cover allowed in Place Type EC is 80%. The applicant will still have to complete a Preliminary Drainage Plan prior to Preliminary Plat and Final Drainage Plans before Final Plats and Site Development Plans. At each stage, the drainage and flood plain will be studied in more detail in relation to the intended development.

Traffic Impact Analysis

A traffic impact analysis is being completed as part of the development process and required improvements will be included in the Public Improvement Plans (it is not required for the rezoning). The draft TIA does not call for the developer to construct the bridge but does anticipate improvements at Lovers Lane and SH 71. The future bridge construction will be a capital improvement project led by the City or County. At this point there are no conceptual plans for the bridge other than the general location at the end of the north-south perimeter road and no funding has been identified.

Annexation

This ZCS is accompanied by an annexation request for the 312.591 acres. The property will be annexed as P2 Rural. City Council will consider and approve the annexation prior to considering the rezoning from P2 to PEC.

Comprehensive Plan Amendments – Future Land Use and Transportation Master Plan

This ZCS is accompanied by amendments to the Future Land Use Map and the Transportation Master Plan. Both of these amendments will be considered by P&Z and City Council prior to recommendation or approval of the ZCS.

PUBLIC COMMENTS:

A notice was placed in the Bastrop Advertiser on January 8, 2022. Property owner notifications were sent to 61 adjacent property owners on January 14, 2022 (Attachment 3). At the time of this report, one response opposed to the project has been received (Attachment 6).

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. If a valid protest is received, a three-fourths vote of the City Council members would be required to approve the rezoning request.

(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.
- Screen proposed uses related to outdoor storage (including dumpsters), whether as a primary use or a secondary associated use, from all public rights-of-way by a six- to eight-foot-tall opaque wood or masonry fence (depending on the height of the equipment or materials it is screening) and landscaping visible from the right-of-way.

The proposed PEC and Zoning Concept Scheme will be in compliance with the Future Land Use Plan, once the Future Land Use Plan is amended, and is in compliance with approved Development Agreement.

The development will make public improvements along Lovers Lane and the roads on the perimeter of the development, which will provide access across the area and increase landscaped and physical buffering between the development and the surrounding neighborhood.

Compliance with Bastrop Building Block (B³) Code:

B³ 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.

As this tract is to be developed as one large tract, the emphasis in the Development Agreement has focused on extending existing water and wastewater utilities from the existing limits of the city to this development. Along Lovers Lane, sidewalk, street trees, and streetlights will be provided. For the portions of the Future East-West Road the developer is required for the development of a new Local Connector Street: Rural Street cross-section, with the addition of a public sidewalk, street trees, and streetlights on the north side of the road. This provides additional vehicular and pedestrian access and necessary access for the development.

- Geographically Sensitive Developments

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

A part of this development is within the 1% Annual Chance Floodplain (previously 100-year Floodplain). The ZCS lays out the permanent buildings and parking areas to provide minimal disruption to the floodplain and drainage.

- Perpetuation of Authentic Bastrop

The B³ 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 style of development is meant to house a specific land use and development with the primary use as a movie studio. As this is a proposed single owner/user, the Development Agreement acknowledges that this a new development pattern for the City. Should this development not occur, the City can revert the site back to the grid network and request revisions to the Place Type Zoning for a new future development.

B³ 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.

Upon annexation, the Pine Village Character District will be extended to cover this property. It is the nearest Character District with the most applicable description. The Development Patterns were waived with the Development Agreement, as this project is notably unique in it's development needs.

SEC. 5.2.002 TND STANDARDS

1. Detail the block perimeters, block lengths, pedestrian shed area, place type allocations per B³ Code 3.2.002b.

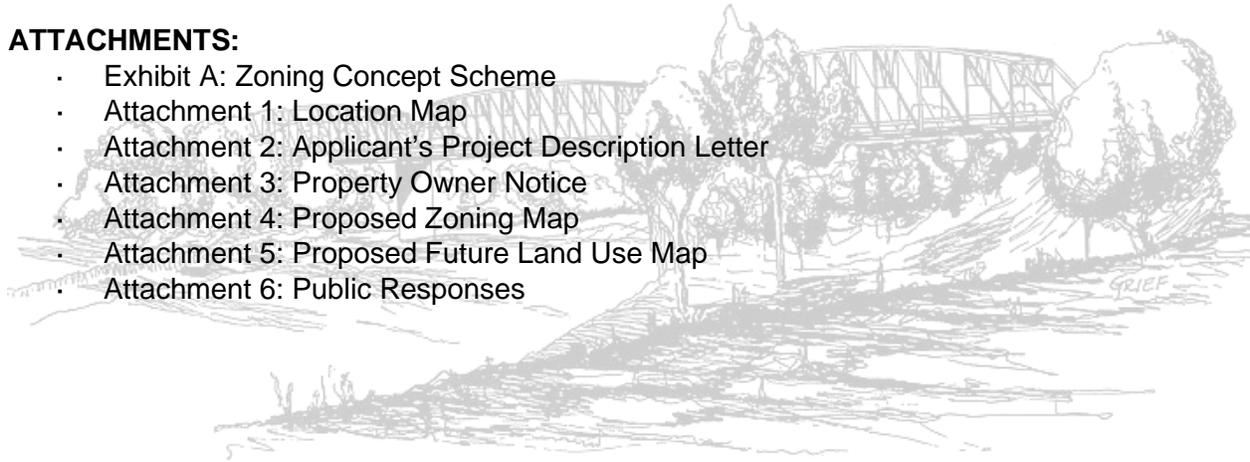
With the PEC Place Type, the ZCS can designate different block pattern for the proposed future development. In this request the applicant will provide sidewalk, street trees and streetlights along Lovers Lane. For the portions of the Future East-West Road the developer is required for the development of a new Local Connector Street: Rural Street cross-section, with the addition of a public sidewalk, street trees, and streetlights on the north side of the road. For the remainder of the development, they have removed the internal blocks, which is in compliance with the approved Development Agreement.

RECOMMENDATION:

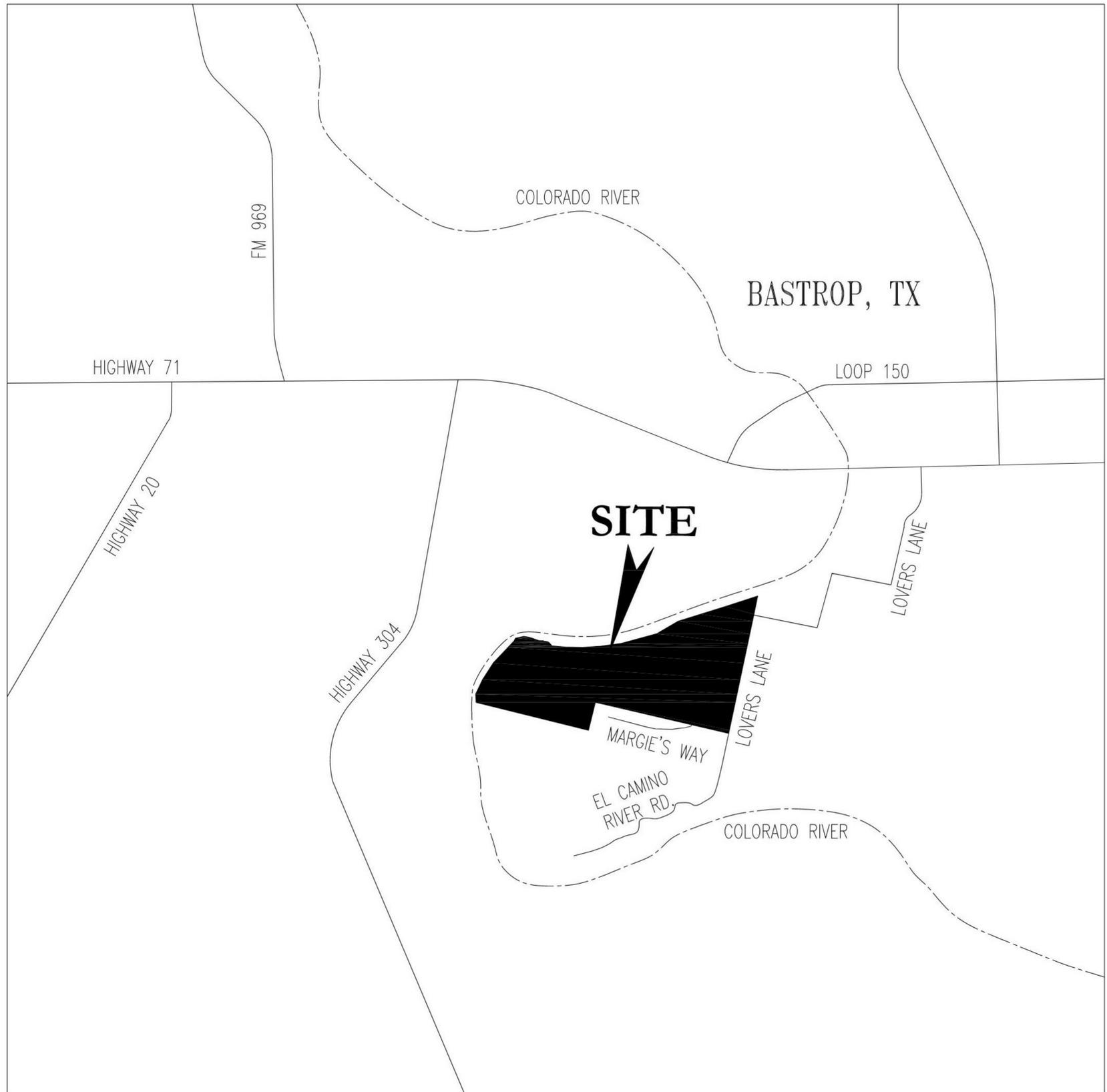
Hold public hearing and consider action to recommend approval for the Bastrop Colorado Bend Zoning Concept Scheme, changing the zoning for 312.591 acres out of the Stephen F. Austin Survey from P2 Rural to PEC Employment Center and establishing a plan on 312.591 acres, located west of Lovers Lane, within the city limits of Bastrop, Texas, attached as Exhibit A, and forward the recommendation to the City Council.

ATTACHMENTS:

- Exhibit A: Zoning Concept Scheme
- Attachment 1: Location Map
- Attachment 2: Applicant's Project Description Letter
- Attachment 3: Property Owner Notice
- Attachment 4: Proposed Zoning Map
- Attachment 5: Proposed Future Land Use Map
- Attachment 6: Public Responses



BASTROP COLORADO BEND ZONING CONCEPT SCHEME



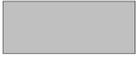
VICINITY MAP: N.T.S.

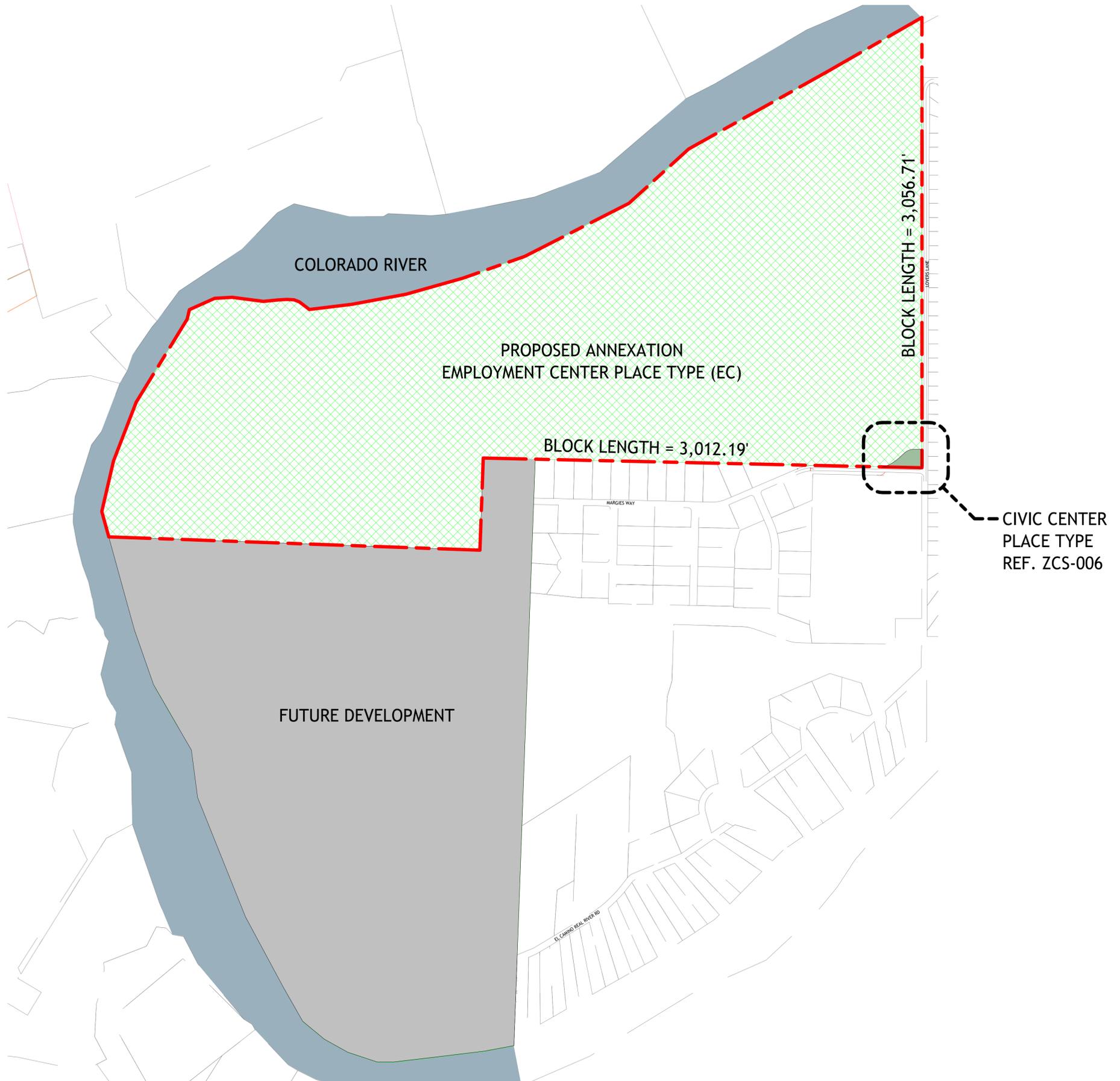
ZONING CONCEPT SCHEME

- ZCS-000 Cover
- ZCS-001 PROPOSED BOUNDARY
- ZCS-002 PROPOSED USES
- ZCS-003 THOROUGHFARES & ENTRY POINTS
- ZCS-004 BUILDING TYPES
- ZCS-005 NEW & EXISTING EASEMENTS
- ZCS-006 CIVIC ZONES
- ZCS-007 FRONTAGE KEY PLAN
- ZCS-008 FRONTAGE PLANS



LEGEND

-  ANNEXATION BOUNDARY
-  FUTURE DEVELOPMENT



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THE ZONING FOR THIS PROJECT IS "EMPLOYMENT CENTER PLACE TYPE" (EC) AND "CIVIC SPACE PLACE TYPE" (CS) CONSISTING OF THE BELOW ZONING STANDARDS AND ALLOWANCES AS PROVIDED FOR IN THE DEVELOPMENT AND ANNEXATION AGREEMENT (RESOLUTION NO. R-2021-57) BETWEEN THE CITY OF BASTROP AND BASTROP COLORADO BEND, LLC. STANDARDS AND ALLOWANCES NOT SPECIFICALLY ADDRESSED IN THIS DOCUMENT SHALL REFER TO THE DEVELOPMENT AND ANNEXATION AGREEMENT AND CITY OF BASTROP DEVELOPMENT CODES.

BLOCKS	
BLOCK LENGTH MAX	Varies- No Max.
BLOCK PERIMETER MAX	Varies- No Max.

STREETS	
BOULEVARD	P
AVENUE	P
CONNECTOR	P
NEIGHBORHOOD STREET I	P
NEIGHBORHOOD STREET II	P
COMMERCIAL STREET I	P
COMMERCIAL STREET II	P
COURT STREET	P
SLIP STREET	P
PARK DRIVE	P
BOARDWALK	P
PEDESTRIAN STREET	P

CIVIC SPACE	
PARK	P
GREEN	P
SQUARE	P
PLAZA	P
PLAYGROUND	P
COMMERCIAL PLACE	P
POCKET PARK	P
COURT	P
CLOSE	P
PAVILLIAN	P

BUILDING TYPES	
REARYARD	
COMMERCIAL	P
APARTMENT	P
ROWHOUSE	P
SIDEYARD	
COURTYARD	P
COURTYARD HOUSE	
COURTYARD APARTMENT BUILDING	P
EDGEYARD	
RANCH HOUSE, VILLA	P
HOUSE	P
DUPLEX	P
TRIPLEX, FOURPLEX	P

ENCROACHMENT TYPES	
PORCH	P
DOORYARD	P
TERRACE	P
STOOP	P
LIGHTWELL	P
GALLERY	P
ARCADE	P

LOT OCCUPATION	
IMPERVIOUS COVERAGE	45% Max
LOT COVERAGE	80% Max
BUILDING FRONTAGE AT BUILD-TO-LINE	Varies- No Min.
BUILD-TO-LINE	Varies- No Min.

ENCROACHMENT DEPTHS	
PORCH	10 ft min
GALLERY	10 ft min
ARCADE	10 ft min

BUILDING HEIGHT IN STORIES	
BUILDING	60 ft Max
ACCESSORY DWELLING UNIT	Varies- No Max.

Blue and green screen used for the purpose of production shall not be considered a "building" and shall not be limited as to height.

FIRST LAYER ENCROACHMENTS	
OPEN PORCH	100% max
BALCONY AND/OR BAY WINDOW	100% max
STOOP, LIGHTWELL, TERRACE OR DOORYARD	100% max

ROW ENCROACHMENTS	
AWNING, GALLERY, OR ARCADE	NP

PARKING LOCATION	
FIRST LAYER	P
SECOND LAYER	P
THIRD LAYER	P

SIGNAGE	
ADDRESS SIGN	P
AWNING & SIGNS	P
BAND SIGNS	P
BLADE SIGNS	P
MARQUEE SIGNS	P
NAME PLATE SIGNS	P
OUTDOOR DISPLAY SIGNS	P
SIDEWALK SIGNS	P
WINDOW SIGNS	P
YARD SIGNS	P
MONUMENT SIGN	P

ENCROACHMENT TYPES	
PORCH	P
DOORYARD	P
TERRACE	P
STOOP	P
LIGHTWELL	P
GALLERY	P
ARCADE	P

* Applicable only to signage visible from the public ROW

PUBLIC LIGHTING TYPES	
COBRA HEAD	P
PIPE	P
POST	P
COLUMN	P
DOUBLE COLUMN	P

TREE MITIGATION
 Required only for trees 26" or greater on Preferred Plant List.

CIVIC SPACE
 Requirement is waived.

FAÇADE
 Façade requirement for the Frontage Line shall not apply to principal or accessory buildings within the Project.

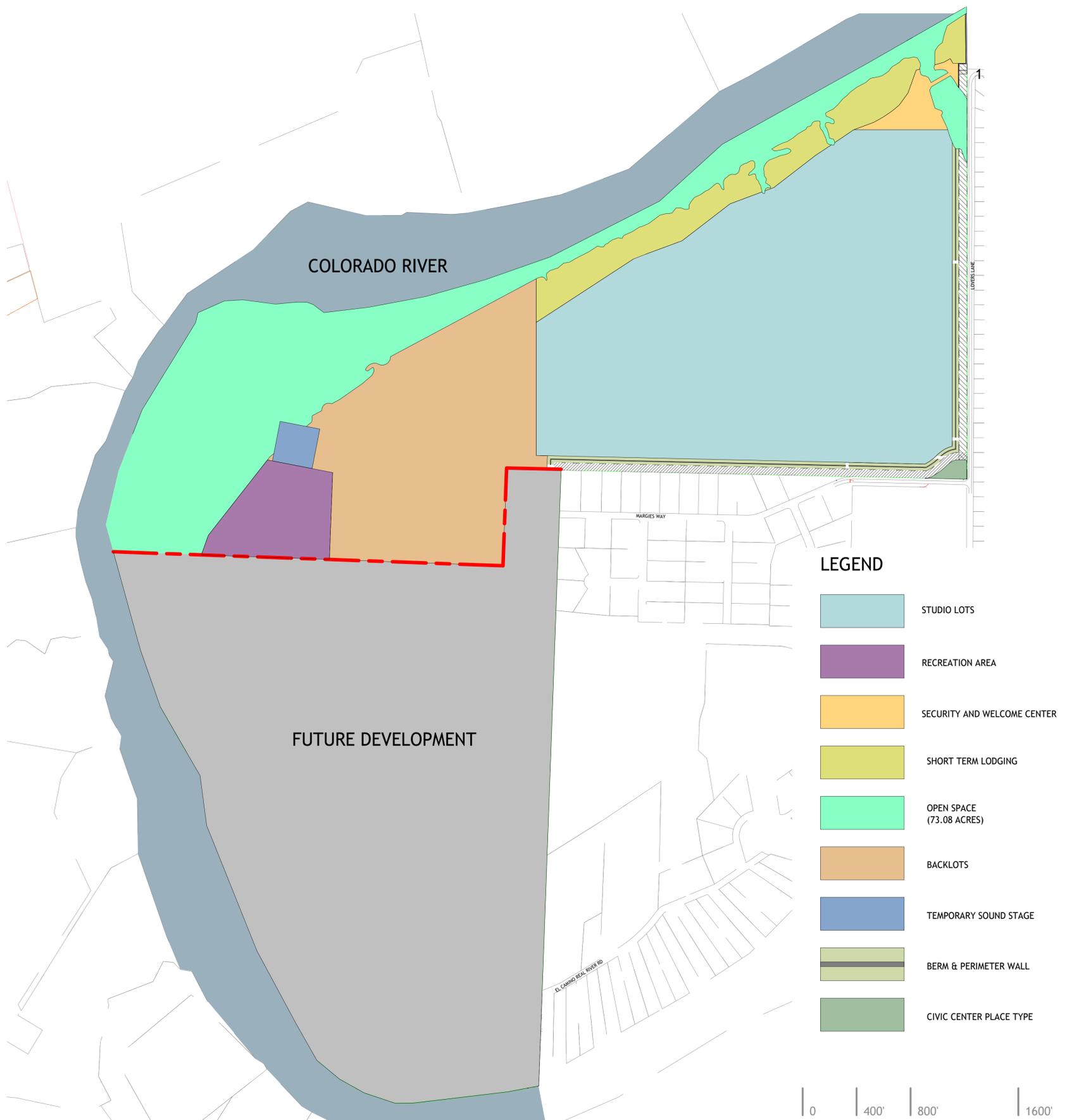
RV PARK
 A fence is not required, but permitted, to buffer the RV Park from other uses within the Project. RV Park may be located as shown in the Concept Plan.

SPECIAL EVENTS
 Permits are not required for any special events that are directly related to the studio or filming use on the Property provided that:

- A) The noise limits in Article 8.03.006 of the Ordinances are not exceeded.
- B) Owner complies with any Fire Marshall requirements related to pyrotechnics, special effects, open flames, explosions or other potentially dangerous activities.
- C) The special event does not create any of the conditions described in Article 4.06.009 of the Ordinances.

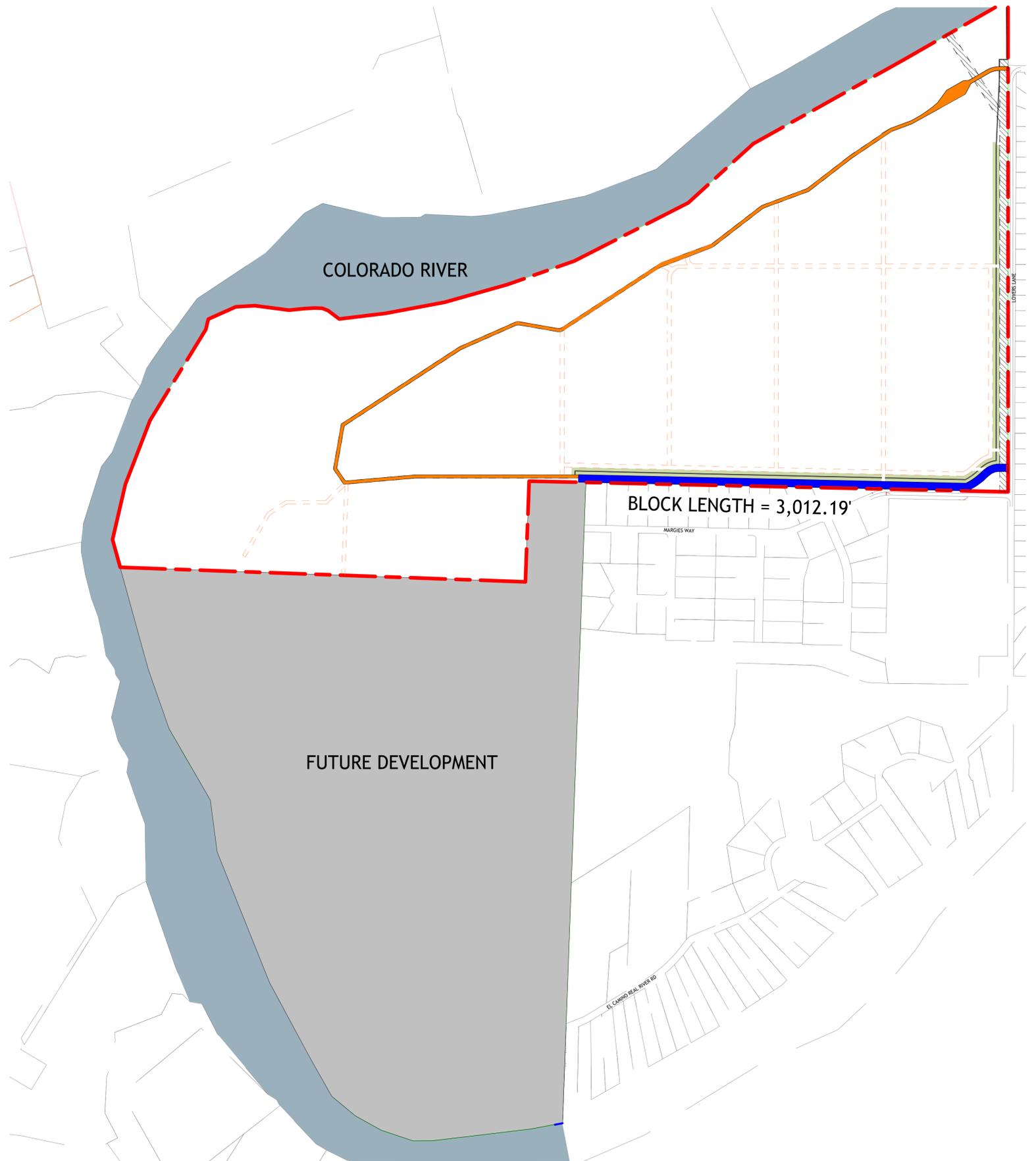
If an event is open to the public (paid entry or free), unrelated to the studio, a special event permit shall be required.

P= Permitted
 NP= Not Permitted



LEGEND

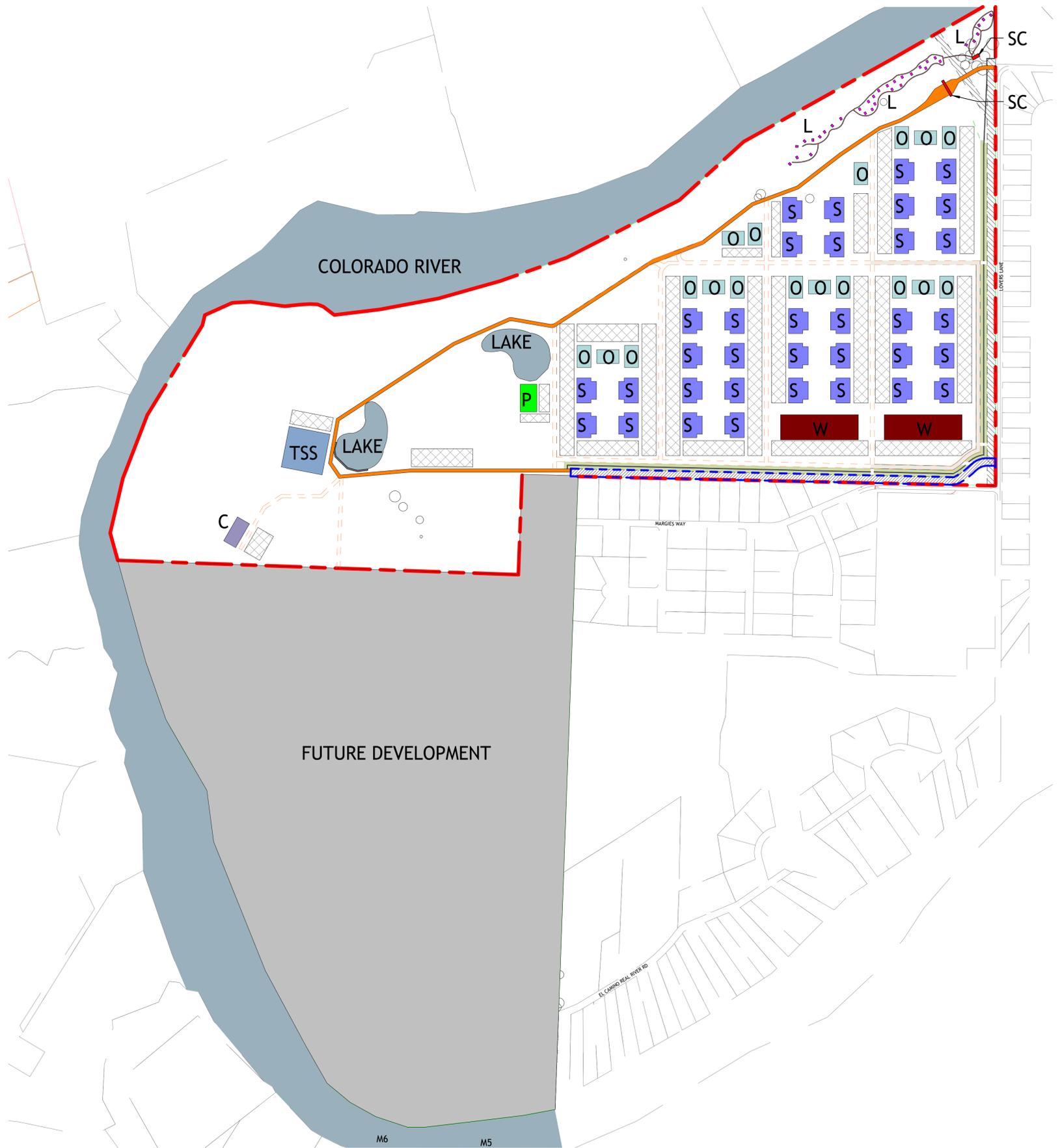
-  PRIMARY INTERNAL PRIVATE LOOP
-  SECONDARY INTERNAL PRIVATE DRIVE
-  NEW EAST-WEST ROAD



File Path: Autodesk Docs://16.21336.00 Line 204 Studios/204 Entitlement (Central 2022).rvt

LEGEND

	S - SOUND STAGE (300 SF - 150,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)		L - SHORT TERM LODGING (300 SF - 5,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	O - OFFICE (300 SF - 150,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)		TSS - TEMPORARY SOUND STAGE (300 SF - 25,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	W - WAREHOUSE (300 SF - 200,000 SF UNITS) (ESTIMATED 5 STORIES, 60' HEIGHT)		C - CLUBHOUSE (300 SF - 25,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	P - PAVILLION (300 SF - 10,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)		SC - SECURITY & WELCOME CENTER (300 SF - 5,000 SF UNITS) (ESTIMATED 2 STORIES, 35' HEIGHT)
	PK - PARKING		TREE GREATER THAN 26"



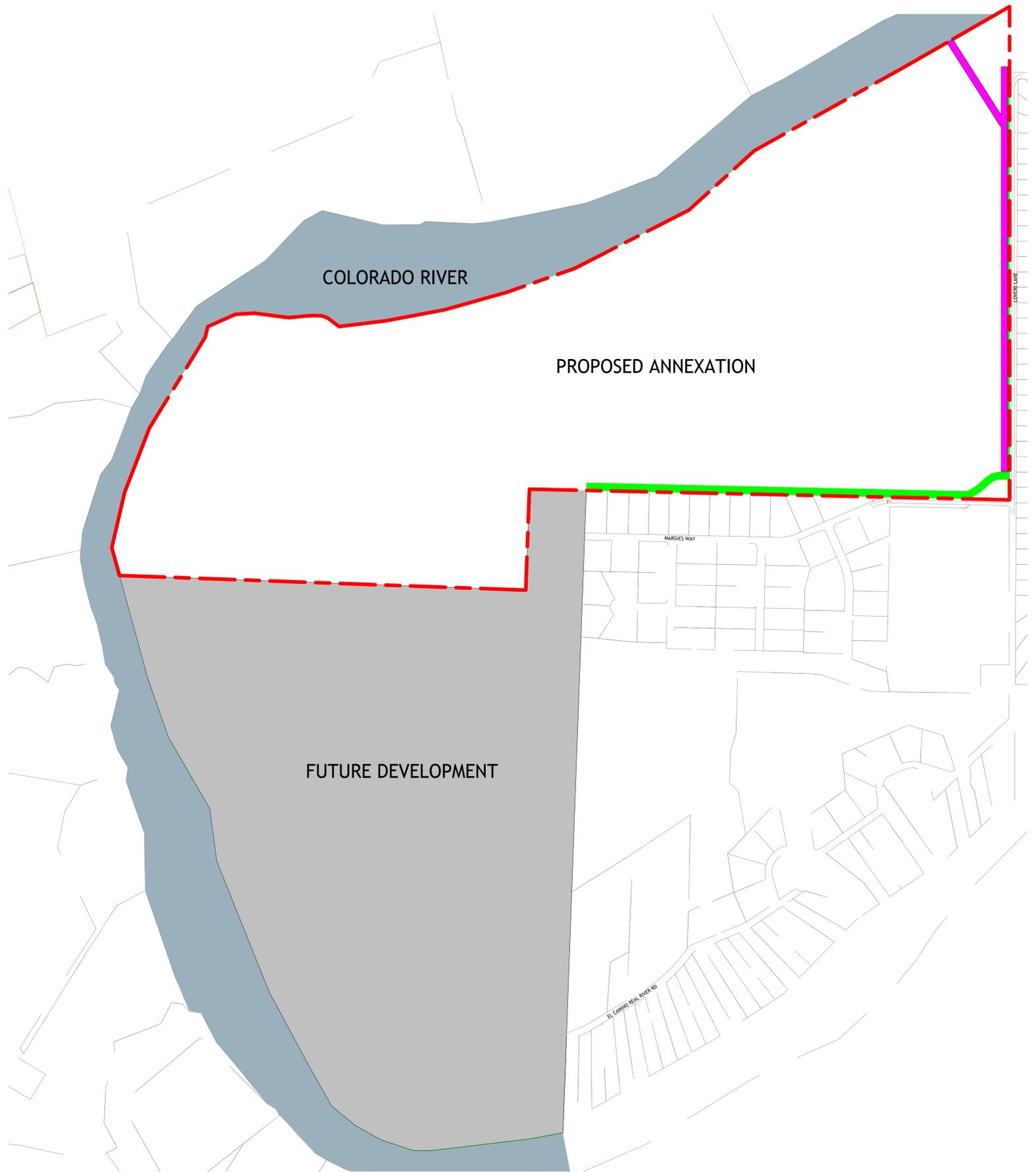
NOTES:

- FIRE LANES SHALL COMPLY WITH ALL APPLICABLE CITY CODES
- PARKING IS ALLOWED IN ALL LAYERS AND WILL BE PROVIDED PER APPLICABLE CODES
- THE BUILDINGS AND DRIVEWAYS SHOWN ARE CONCEPTUAL AND MUST BE RELOCATED TO REDUCE THE IMPACT ON TREES 26" AND GREATER



LEGEND

-  EXISTING EASEMENT
-  NEW RIGHT OF WAY

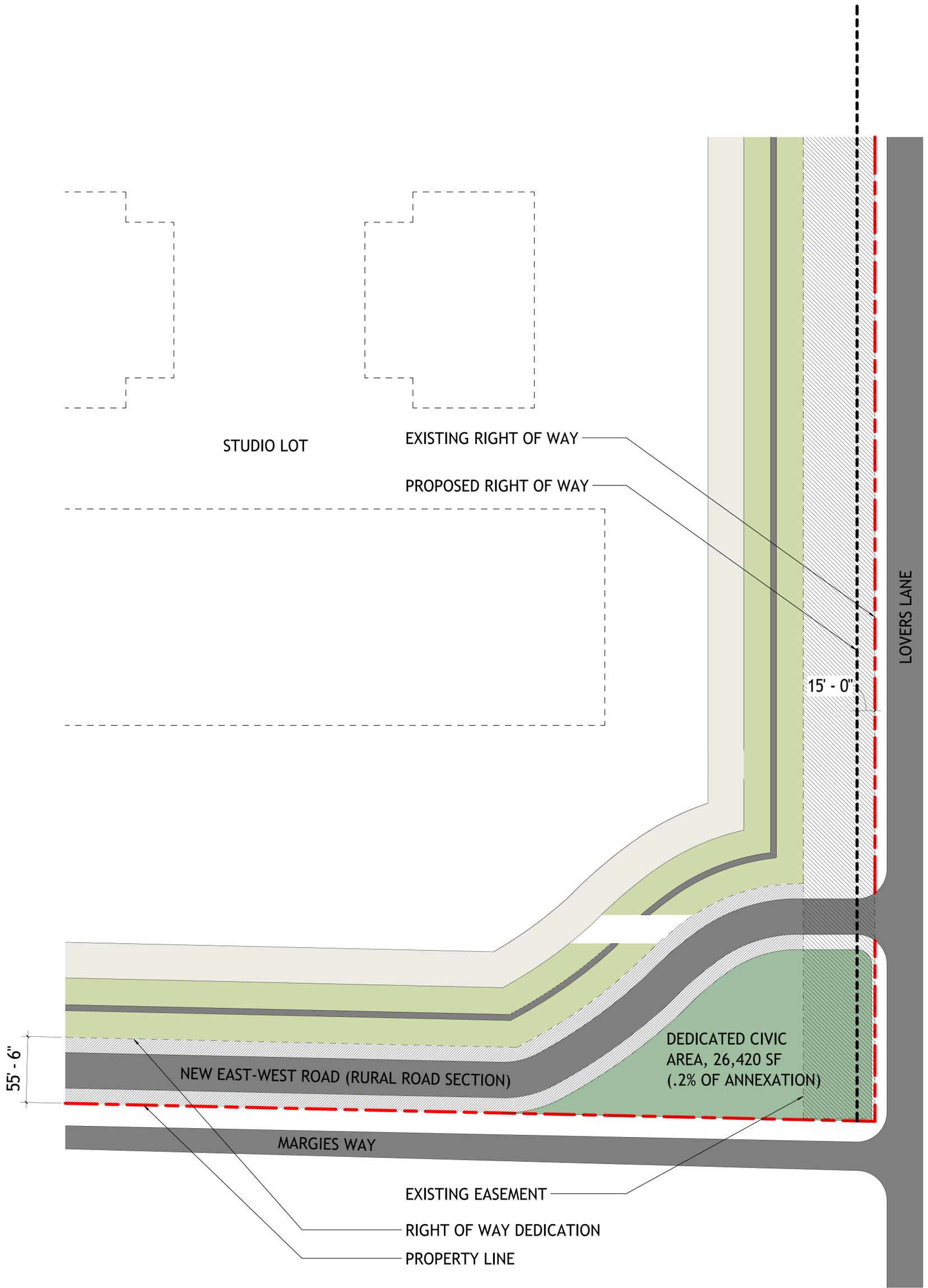


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Architecture
Interior Design
Planning





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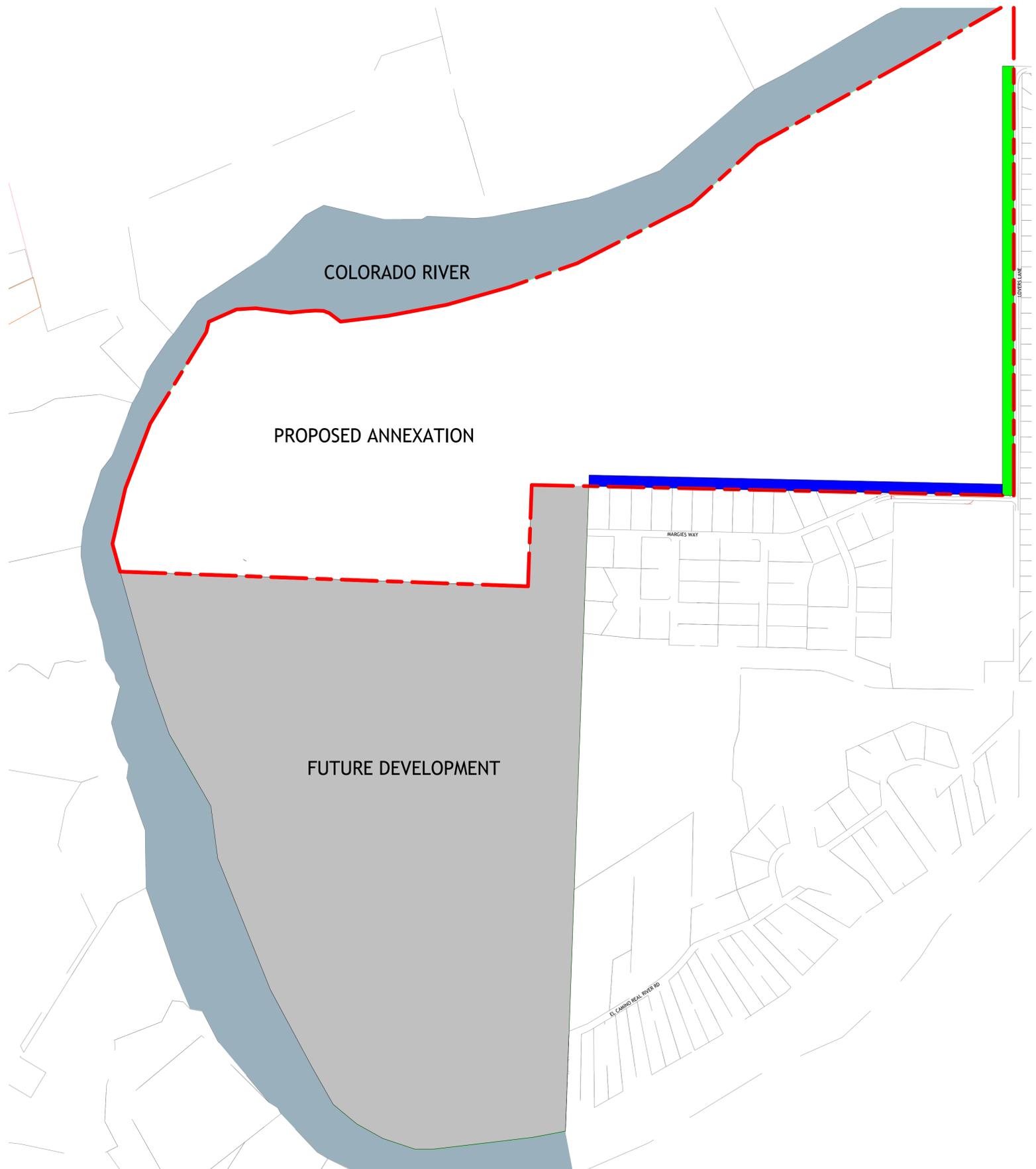
LEGEND



LOVERS LANE



NEW EAST-WEST ROAD

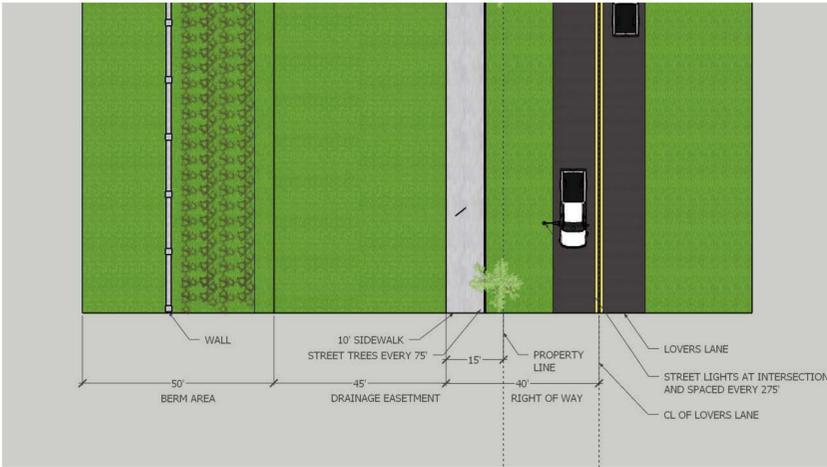


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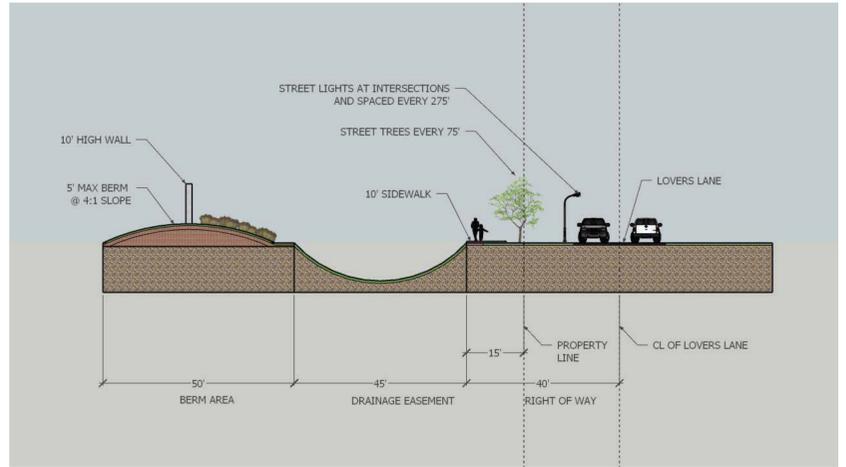


Architecture
Interior Design
Planning





LOVERS LANE PLAN



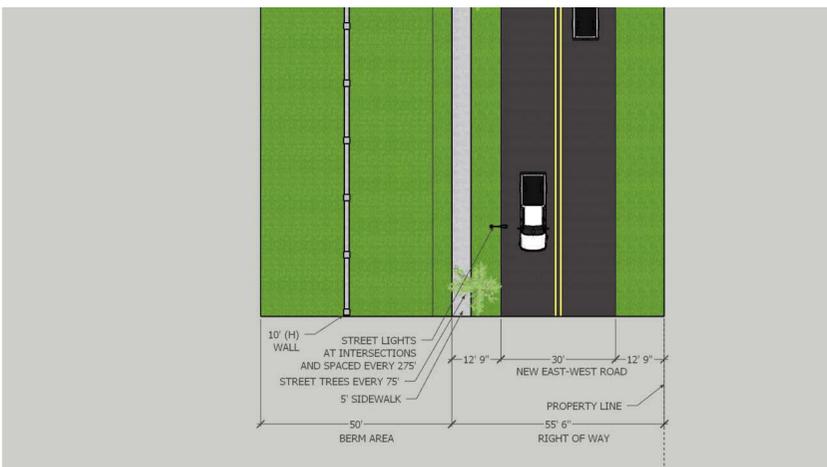
LOVERS LANE SECTION



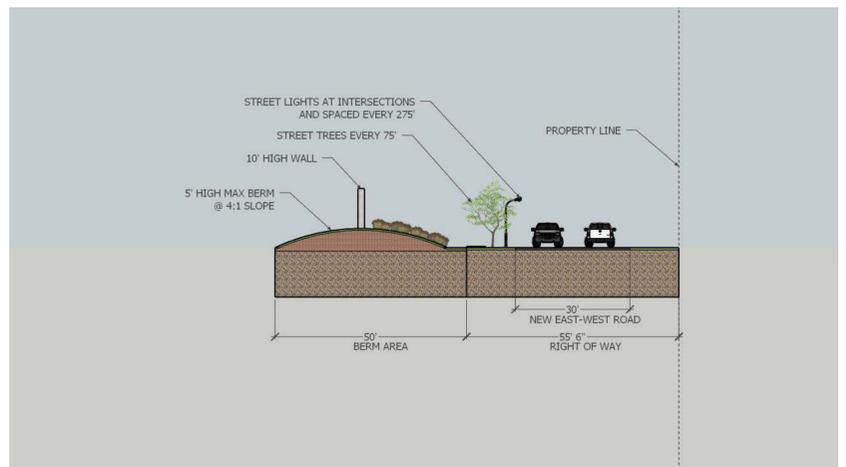
LOVERS LANE AXON



LOVERS LANE PERSPECTIVE



NEW EAST-WEST ROAD PLAN



NEW EAST-WEST ROAD SECTION

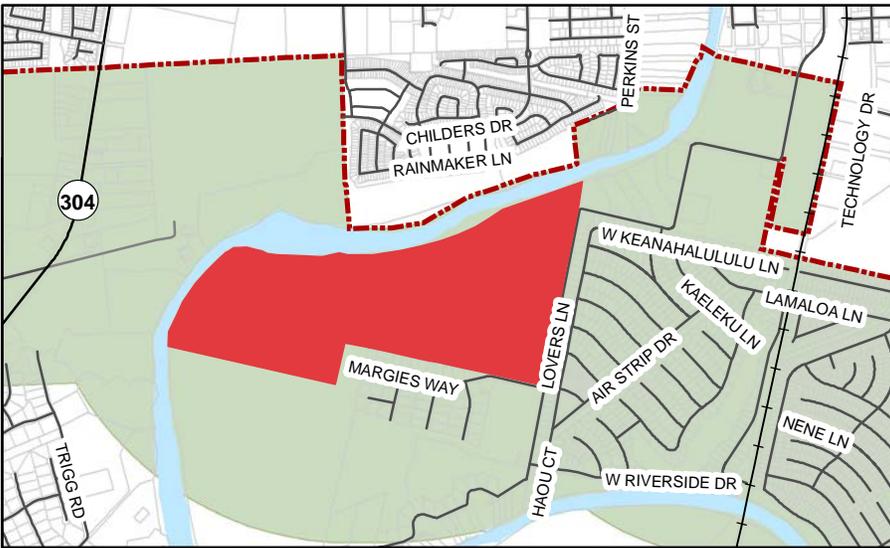


NEW EAST-WEST ROAD AXON



NEW EAST-WEST ROAD PERSPECTIVE

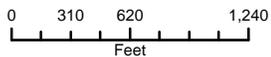
Attachment 1 Location Map



Bastrop Colorado Bend Phase 1

Date: 1/14/2022

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





Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

November 1, 2021

Trey Job
Assistant City Manager
City of Bastrop

Re: Bastrop Colorado Bend

Dear Mr. Job,

On behalf of Bastrop Colorado Bend, LLC., Carlson, Brigance & Doering, Inc. is requesting the annexation and zoning of 324 acres into the City of Bastrop for the development of a high-quality, mixed-commercial development project with proposed zoning of Employment Center (EC) as outlined in the Development and Annexation Agreement (Resolution No. 2021-57) between the City of Bastrop and Bastrop Colorado Bend, LLC. The property is located west of Lovers Lane near the Colorado River and represents Phase 1 of the Bastrop Colorado Bend project consisting of a multi-faceted film studio, office and warehouse, recreational facilities and other ancillary uses per the Agreement.

All checklist items for Annexation and Zoning have been included with this submittal to include boundary location, proposed types and uses, thoroughfares, preliminary structures, physical features of the site, points of ingress/egress, landscape plan, and a conceptual drainage plan.

If you have any questions, please feel free to contact my office.

Sincerely,

Charlotte Hodges

Charlotte Hodges

Planning Director, Carlson, Brigance & Doering



**Notice of Pending Zoning Concept Scheme & Comprehensive/Transportation Plan Amendment
City of Bastrop
Planning & Zoning Commission And City Council**

Dear Property Owner:

The **Planning & Zoning Commission** will conduct a public hearing on **Thursday, January 27, 2022 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, February 22, 2022 at 6:30 p.m.** in the **City Hall Council Chambers** located at **1311 Chestnut Street, Bastrop, Texas** on the following request:

- Public hearing and consider action to approve a Zoning Concept Scheme for Bastrop 552, LLP.

Being 312.591 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, to PEC Employment Center, located within the City of Bastrop Extraterritorial Jurisdiction.

- Public hearing and consider action to approve an amendment to the Comprehensive Plan to change the Future Land Use designation from Rural Residential to Industry for Bastrop 552, LLP.
- Public hearing and consider action to approve an amendment to the Transportation Master Plan for the Master Thoroughfare Plan with Bastrop 552, LLP.

Being 546.364 +/- acres of land out of the A2 Stephen F. Austin, to the west of Lovers Lane, located within the City of Bastrop Extraterritorial Jurisdiction.

Applicant: William McLean/McLean & Howard
 Owner: Bastrop 552, LLC/Alton Butler
 Address: West of Lovers Lane
 Legal Description: 546.364 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2 – Future Land Use & Transportation Master Plan
 312.591 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2 – Zoning Concept Scheme

The applicant letter and location maps are 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 Zoning Regulations. For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

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

PROPERTY OWNER'S RESPONSE

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

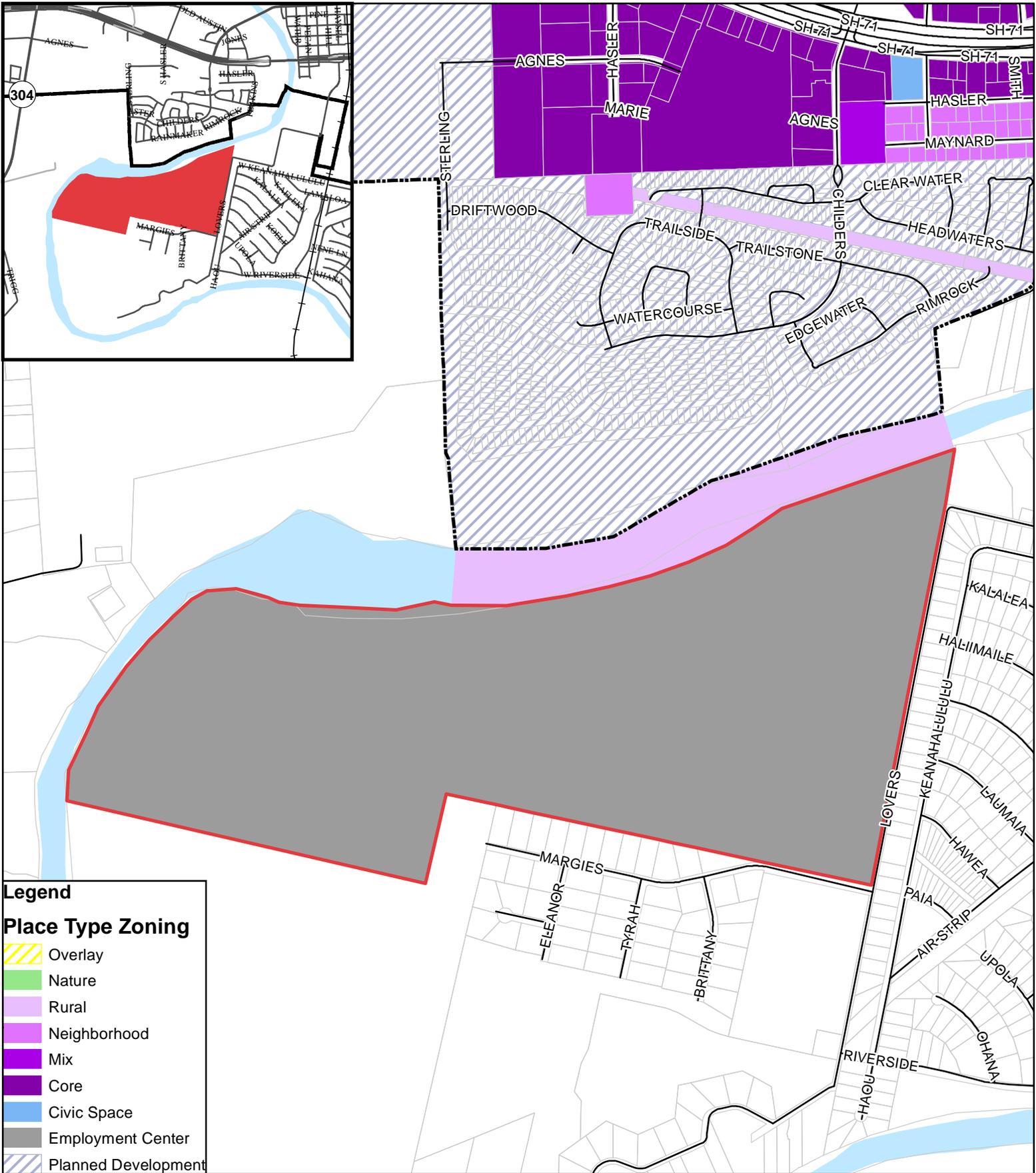
- I am in favor of the request.
- I am opposed to the request.
- I have no objection to the request.

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

Comments: (Optional)

Please provide reply to the address below or email: plan@cityofbastrop.org RE: Bastrop 552 ZCS, CPA & TPA

PLANNING & DEVELOPMENT



Legend

Place Type Zoning

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

Proposed Zoning Map Bastrop Colorado Bend

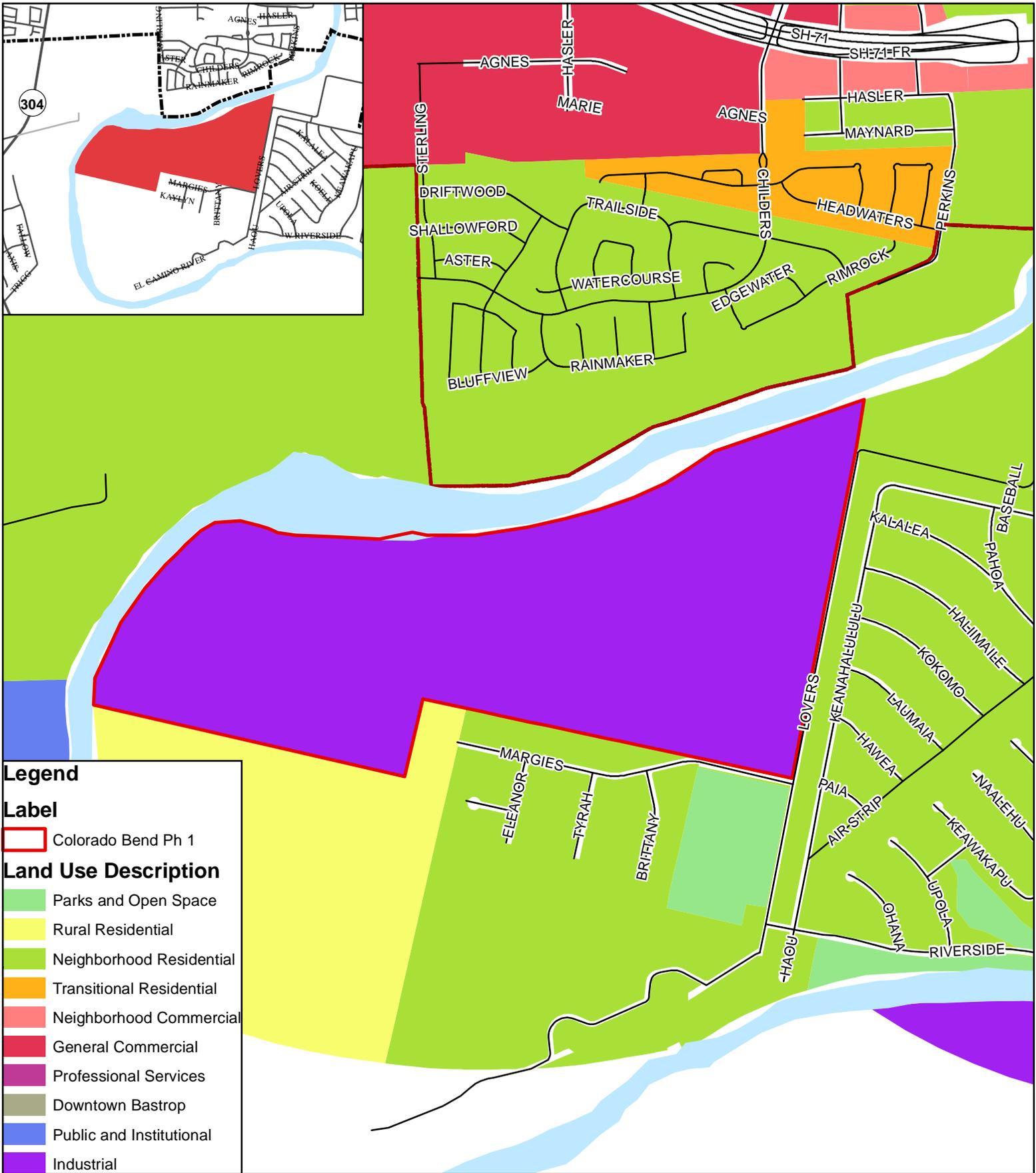


1 inch = 1,000 feet



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Date: 1/14/2022



Proposed Future Land Use Bastrop Colorado Bend



1 inch = 1,151.41 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: 1/14/2022



**Notice of Pending Zoning Concept Scheme & Comprehensive/Transportation Plan Amendment
City of Bastrop
Planning & Zoning Commission And City Council**

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 – Future Land Use & Transportation Master Plan
 312.591 +/- acres of land out of the Stephen F. Austin Survey, Abstract 2
 – Zoning Concept Scheme

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

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: Kalynn Champagne
 Property Address: 1102 Margies way
 Phone (optional): _____
 Mailing Address: _____
 Email (optional): _____
 Property Owner's Signature: Kalynn Champagne

Comments: (Optional)

Please provide reply to the address below or email: plan@cityofbastrop.org RE: Bastrop 552 ZCS, CPA & TPA

PLANNING & DEVELOPMENT



STAFF REPORT

MEETING DATE: January 27, 2022

AGENDA ITEM: 3E

TITLE:

Consider action to approve Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development
Allison Land, Senior Planner

ITEM DETAILS:

Site Address: South of SH 71 (Attachment 1)
Total Acreage: 1.112 acres
Legal Description: 1.112 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner: Douglas MacMahon, 71 Retail Partners, LP
Agent Contact: Matt Synatschk, Carlson, Brigance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: P5 Core
Future Land Use: General Commercial

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Bastrop Grove Section 3 Lot 7 (Exhibit A). The plat includes one non-residential lot (Attachment 1). The proposed lot was grandfathered to follow the subdivision standards in the Bastrop Code of Ordinances Chapter 10 in effect at the time of preliminary platting in 2017, prior to B³ Code adoption.

Traffic Impact and Streets

A traffic impact analysis (TIA) was conducted at the time of development for Lot 1 in the subdivision, which includes Ascension Seton. The TIA included assumptions of uses and trips for the entire subdivision and the public street improvements needed to safely accommodate those trips. The final platting of this lot does not exceed the number of trips that requires additional public improvements. This lot will take access off the existing driveway with a deceleration lane from eastbound SH 71. Direct access onto SH 71 is prohibited. Public access easements provide access onto the existing driveway and across this lot to future Lot 8 to the west.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop by tapping into an existing line along SH 71. A Public Improvement Plan was not required as extension of public utilities was not needed.

Wastewater collection and treatment will also be provided by the City of Bastrop by tapping into existing lines.

Drainage

Stormwater runoff generated within the property will be routed through an open ditch system on the southern boundary of the property, which continues an open ditch flowing to the east that feeds into the large drainage channel that flows south to discharge into the Colorado River. The drainage plan is using the updated rainfall totals of Atlas 14. A Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Final Plats are reviewed and approved by the Planning & Zoning Commission.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – 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.

This plat complies with the Future Land Use Plan, which shows General Commercial in this area. The plat proposes a non-residential lot with managed public access. Sidewalks and landscaping will be required at the time of site development planning.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ). The B³ Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.

Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped tract into nine commercial lots. This final plat provides one of the lots.

Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The final plat conforms to the Future Land Use Plan, which is designated General Commercial for this area.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

A traffic impact analysis (TIA) for the overall development of the nine-lot Bastrop Grove Subdivision has been previously approved by the City and the plat is consistent with the recommendations of that analysis. Improvements along SH 71 were built with a previous section and included items such as turning and deceleration lanes. Provisions for additional turning and deceleration lanes and improvements to SH 304 will be required in future development phases.

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

A fiscal guarantee will be provided for the construction and maintenance of the drainage improvements before any final plats can be recorded.

- (4) it conforms to any rules adopted under Section 212.002.

The plat complies with the requirements of the Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal. This was established in the grandfathering determination.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.003 Final Plat

The Preliminary Plat to determine subdivision lot layout was approved by the City Council on August 8, 2017.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on August 19, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer prior to final platting previous sections.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for Bastrop Grove Section 3 Lot 7 for compliance with subdivision and utility standards and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

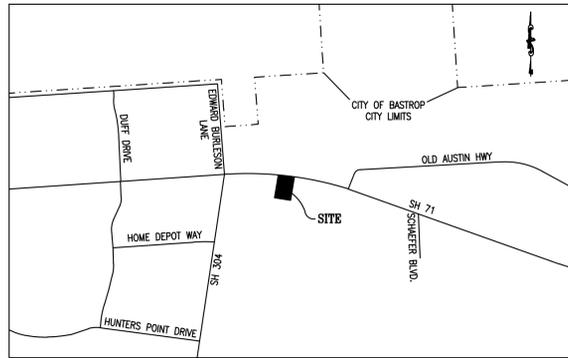
Consider action to approve Bastrop Grove Section 3 Lot 7 Final Plat, being 1.112 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of SH 71, within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

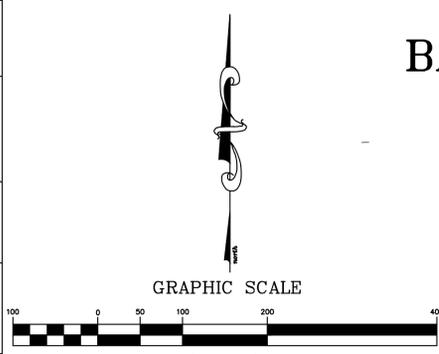
- Exhibit A: Bastrop Grove Section 3 Lot 7 Final Plat
- Attachment 1: Location Map



THE FINAL PLAT OF BASTROP GROVE, SECTION 3, LOT 7



VICINITY MAP
NOT TO SCALE

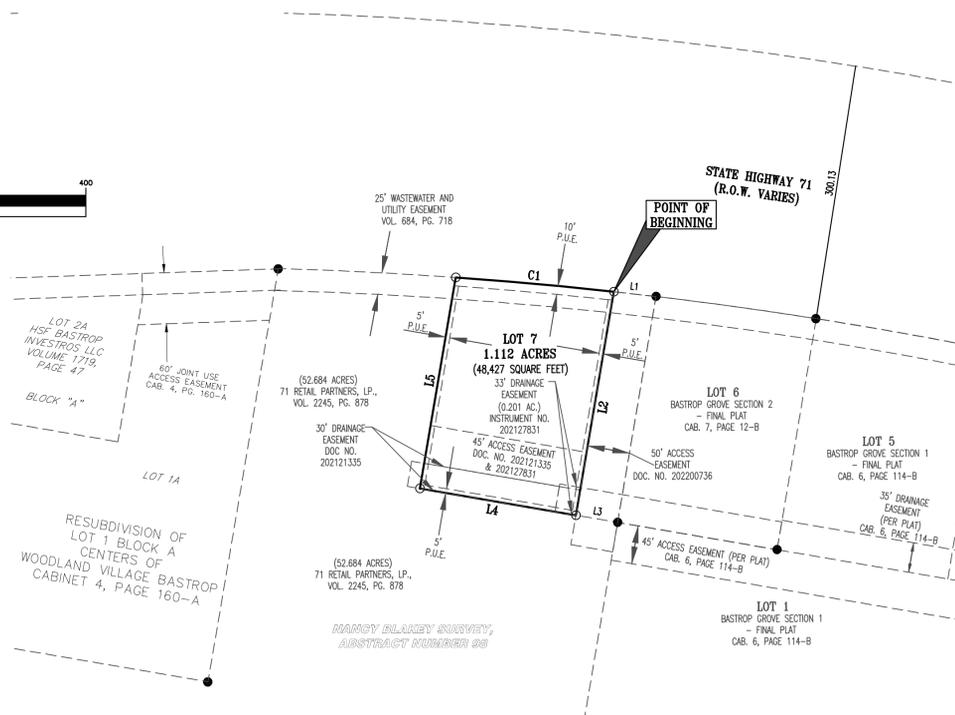


LEGEND

- 1/2" CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1 LOT NUMBER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT

Line #	Length	Direction
L1	50.08'	N83°32'12"W
L2	266.34'	S09°40'41"W
L3	50.00'	N80°19'19"W
L4	186.63'	N80°19'19"W
L5	251.46'	N09°40'41"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
C1	187.24'	5,068.89'	S84°52'50"E	187.23'	93.63'	Z'07'14"



FLOOD PLAN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X-500 (0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD), AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021 C 0355E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBERS 480022 AND 481193.

GENERAL NOTES:

- THE BENCHMARK USED IS LCRA MOUNTAIN # A688 - 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304. BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N: 10014712.67 E: 3239449.66 ELEV = 365.68'
- WATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- WASTEWATER SERVICE IS PROVIDED BY THE CITY OF BASTROP.
- ELECTRIC SERVICE IS PROVIDED BY BLUEBONNET ELECTRIC.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE CITY OF BASTROP CITY COUNCIL ON AUGUST 8, 2017 A.D.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL NEW UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48021C0355E FOR BASTROP COUNTY, EFFECTIVE JANUARY 19, 2006, 480022 AND 481193 COMMUNITY NUMBERS, AND IS IN ZONE X (AREAS OF 0.2 PERCENT ANNUAL CHANCE FLOOD; AREAS OF 1 PERCENT ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 PERCENT ANNUAL CHANCE FLOOD).
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THE SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP.
- BUILD-TO LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE CITY OF BASTROP.
- THIS LOT SHALL NOT HAVE DIRECT ACCESS TO STATE HIGHWAY 71.
- ACCESS EASEMENTS SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT ALLOWING UNRESTRICTED ACCESS TO THE TRAVELING PUBLIC.

NO.	REVISION	DATE

DATE: OCTOBER 4, 2021

OWNER:
71 RETAIL PARTNERS, LP.
C/O DOUGLAS MACMAHON
6214 WESTCHESTER DR,
SUITE 550
DALLAS, TX. 75225

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

TOTAL ACREAGE: 1.112 ACRES
SURVEY: NANCY BLAKEY SURVEY, ABSTRACT No. 98

COMMERCIAL LOTS 1 TOTAL: 1.112 ACRES

NO. OF BLOCKS: 1

BENCHMARK:

1) LCRA MOUNTAIN # A688 - 3" LCRA ALUMINUM DISK FOUND IN THE EAST RIGHT-OF-WAY LINE OF SH 304. BEING +/- 800' NORTH OF THE INTERSECTION OF HUNTERS POINT DRIVE AND SH 304. N: 10014712.67 E: 3239449.66 ELEV = 365.68'

F.E.M.A. MAP NO. 48021 C 0355E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

THE STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, 71 RETAIL PARTNERS, LP., DOUGLAS MACMAHON ACTING HEREIN BY AND THROUGH AND BEING THE OWNER OF THAT CERTAIN 1.112 ACRE TRACT OF LAND, BEING A PORTION OF A 52.684 ACRE TRACT OF LAND, AS CONVEYED TO 71 RETAIL PARTNERS, LP., IN VOLUME 2245, PAGE 878, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, SITUATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.112 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"BASTROP GROVE, SECTION 3, LOT 7"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

DOUGLAS MACMAHON
71 RETAIL PARTNERS, LP.

THE STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____ PAGE(S) _____.

FILED FOR RECORD THIS _____ DAY OF _____, 20____, A.D.,
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DEPUTY

COUNTY CLERK, BASTROP COUNTY, TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

I, BRENDAN P. MCENTEE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

ENGINEERING BY: _____ DATE _____

BRENDAN P. MCENTEE, P.E. NO. 96200
CARLSON, BRIGANCE & DOERING, INC.
12129 RR 620 N, STE. 600
AUSTIN, TEXAS 78750



THE STATE OF TEXAS)(
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, TEXAS.

SURVEYED BY: _____ DATE _____

AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



APPROVED THIS _____ DAY OF _____, 20____, A.D., BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP.

APPROVED:

ATTEST:

PLANNING & ZONING COMMISSION
CHAIRPERSON

CITY SECRETARY

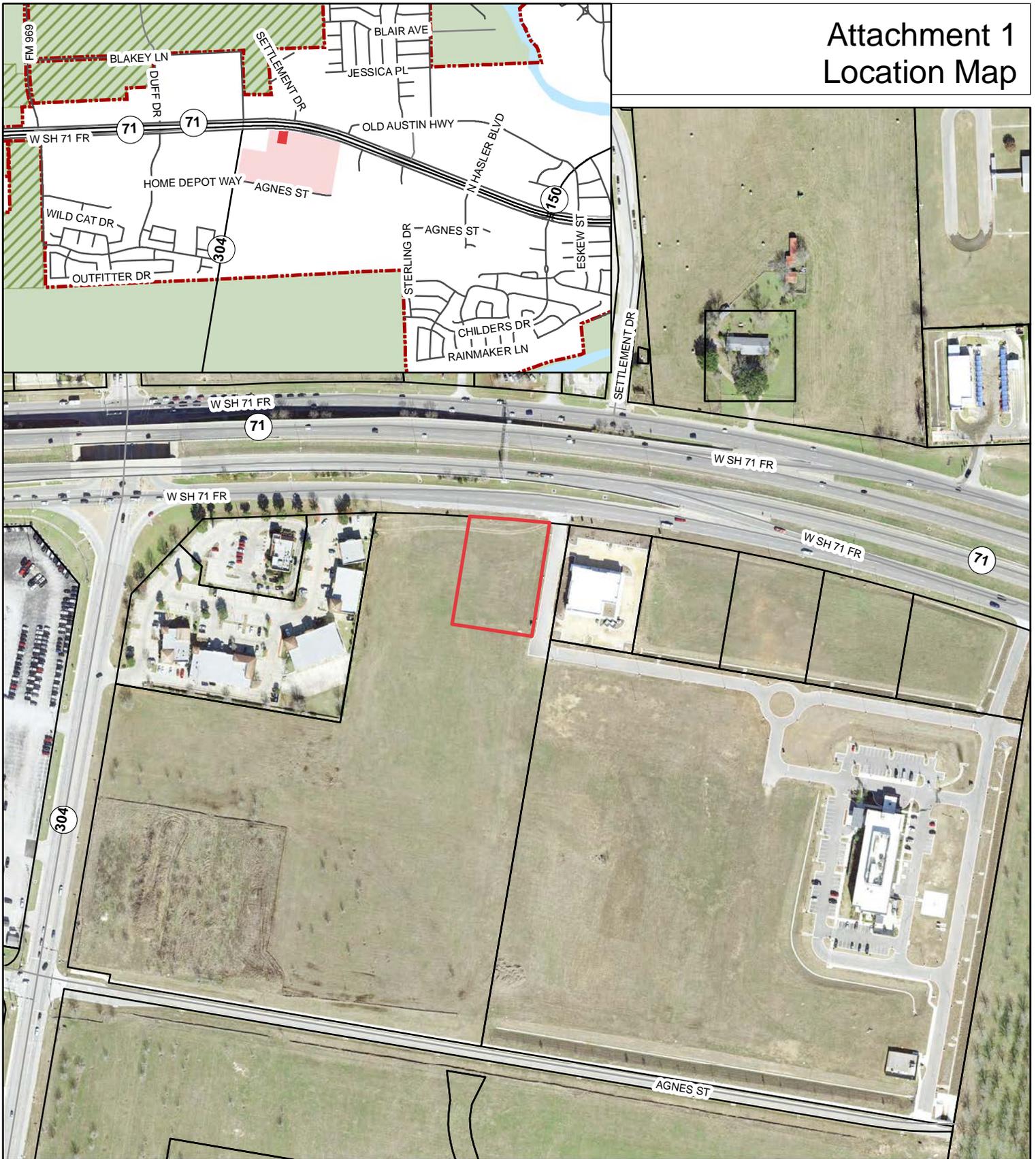
Carlson, Brigance & Doering, Inc.

FIRM ID #E3791 ♦ REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

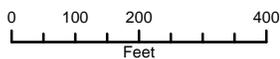
Attachment 1 Location Map



Bastrop Grove Section 3, Lot 7

Date: 6/15/2021

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.



1 inch = 300 feet





STAFF REPORT

MEETING DATE: January 27, 2022

AGENDA ITEM: 3F

TITLE:

Consider action to approve the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development
Allison Land, Senior Planner

ITEM DETAILS:

Site Address: Southwest of Sayers Road (Attachment 1)
Total Acreage: 35.228 acres
Legal Description: 35.228 acres of the Stephen F. Austin Survey, Abstract No. 3
Property Owner: Joseph Oscar Thompson, JOT Holdings LLC
Agent Contact: James Garon, James E. Garon & Associates
Existing Use: Vacant/Undeveloped
Existing Zoning: NA - ETJ
Future Land Use: Rural Residential

BACKGROUND/HISTORY:

The applicant has submitted a Final Plat application for Legends Cove Section Two (Exhibit A). The plat includes 20 lots (Attachment 1). The subdivision follows requirements of the B³ Code and Transportation Master Plan. Section One was a three-lot subdivision with existing access to Sayers Road and was processed administratively through the Minor Plat process, as allowed in Texas Local Government Code, Section 212.0065.

Traffic Impact and Streets

A traffic impact analysis (TIA) was not required as the development followed the required street grid to create blocks. The plat establishes Cirrus Lane along the southern property line and additional three streets that will connect to the north. The streets will use the Rural Street cross section available in Chapter 7 of the B³ Code. Public Improvement Plans for the streets have been reviewed and approved by the City Engineer.

Utilities

Water service (domestic) will be provided by the private on-site wells. These are regulated by the Lost Pines Groundwater Conservation District. Water service (fire flow) is provided by Aqua Water Supply Company. The City does not have review authority for on-site wells. The Public Improvement Plans for the fire flow were reviewed and approved by the City Engineer.

Wastewater collection and treatment will be provided by individual on-site sewage facilities (OSSF). The City does not have review authority for OSSF systems.

Drainage

Stormwater runoff generated within the property will be routed in open ditch systems along the roadways, generally flowing southwest to discharge into a detention pond that outfalls into a minor tributary of Piney Creek. The drainage plan is using the updated rainfall totals of Atlas 14 and the requirements of the Stormwater Drainage Design Manual. A Final Drainage Plan has been reviewed and approved by the City Engineer.

POLICY EXPLANATION:

Final Plats are reviewed and approved by the Planning & Zoning Commission.

Compliance with 2036 Comprehensive Plan:

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

This plat complies with the Future Land Use Plan, which shows Rural Residential in this area. The plat proposes 20 large lots with a rural cross section for the streets.

Local Government Code

Sec. 212.002. Rules.

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

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

Section 212.004 Plat Required

- (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped tract into 20 lots and will construct four streets.

Sec. 212.010. Standards for Approval

- (a) The municipal authority responsible for approving plats shall approve a plat if:
- (1) it conforms to the general plan of the municipality and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

The plat conforms to the Future Land Use Plan, which is designated Rural Residential for this area.

- (2) it conforms to the general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

The street layouts follow the requirements of the B³ Code for block faces of less than 720 feet and provide connections for future developments.

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

A fiscal guarantee will be provided for the construction and maintenance of the fire flow and street improvements before the final plat can be recorded.

- (4) it conforms to any rules adopted under Section 212.002.

The plat complies with the requirements.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.

- Section 1.3.003 Final Plat

The Preliminary Plat to determine subdivision lot layout was approved by the Planning & Zoning Commission on August 31, 2021.

The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on November 24, 2021.

The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on December 16, 2021.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for Legends Cove Section Two for compliance with subdivision and utility standards and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve the Legends Cove, Section Two Final Plat, being 35.228 acres out of the Stephen F. Austin Survey, Abstract No. 3, located southwest of Sayers Road, within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Legend Cove Section Two Final Plat
- Attachment 1: Location Map



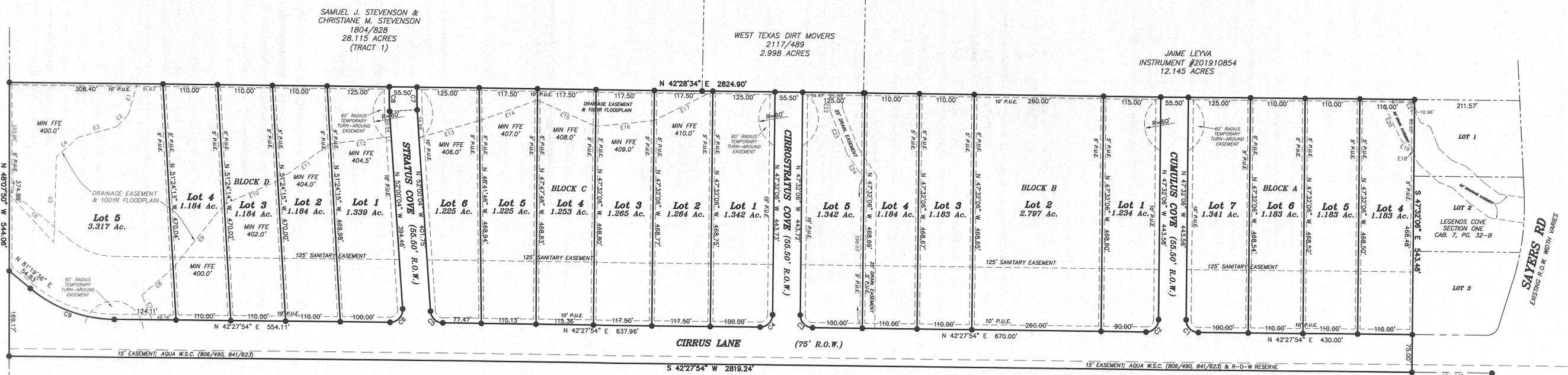
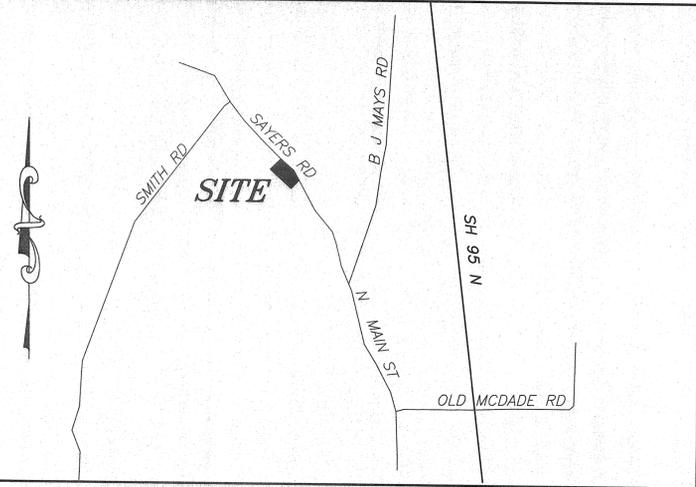
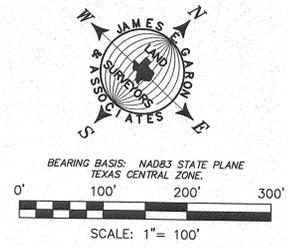
FINAL PLAT LEGENDS COVE SECTION TWO

LOT SUMMARY
 NO. OF BLOCKS = 4
 NO. OF LOTS = 20
 AREA OF LOTS = 28.143 ACRES
 AVG LOT AREA = 1.407 ACRES
 R-O-W AREA = 8.815 ACRES
 TOTAL AREA = 35.228 ACRES
 LAND USE - RESIDENTIAL

ENGINEER:
 James E. Garon & Associates, Inc.
 Reg. #F-20369
 Rachel D. Hartzler, P.E.
 License #117344
 185 McAllister Road
 Bastrop, Texas 78602
 512-303-4185

OWNER:
 JOT Holdings LLC
 Joseph Oscar Thompson, Sole Manager
 200 E Janis Drive
 Georgetown, TX 78628
 512-630-7927

SURVEYOR:
 James E. Garon & Associates, Inc.
 James E. Garon, R.P.L.S. #4303
 Firm Reg. #10058400
 185 McAllister Rd.
 Bastrop, Texas 78602
 512-303-4185



WOODRUM DEVELOPMENT CO., LTD
 974/690
 88,692 ACRES

SAMUEL J. STEVENSON &
 CHRISTIANE M. STEVENSON
 1804/828
 28.115 ACRES
 (TRACT 1)

WEST TEXAS DIRT MOVERS
 2117/489
 2.998 ACRES

JAIME LEYVA
 INSTRUMENT #201910854
 12.145 ACRES

JAMES S. FRONCEK &
 VIVIAN A. FRONCEK
 690/50 & 690/70
 36.278 ACRES

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 87°27'54" E	90°00'00"
C2	25.00'	39.27'	35.36'	N 02°32'06" W	90°00'00"
C3	25.00'	39.27'	35.36'	N 87°27'54" E	90°00'00"
C4	25.00'	39.27'	35.36'	N 02°32'06" W	90°00'00"
C5	25.00'	37.32'	33.95'	N 85°13'55" E	185°32'02"
C6	25.00'	41.22'	36.71'	N 04°46'05" W	94°27'58"
C7	911.06'	45.30'	45.30'	N 48°34'51" W	2°50'56"
C8	966.57'	48.69'	48.68'	N 48°37'13" W	2°53'10"
C9	270.00'	183.13'	179.64'	N 61°53'45" E	38°51'42"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 31°55'39" E	62.19'
E2	S 05°04'50" E	33.78'
E3	S 26°41'16" W	80.60'
E4	S 00°17'03" W	58.26'
E5	S 45°26'17" E	171.23'
E6	S 88°53'35" W	131.69'
E7	N 70°35'42" W	52.77'
E8	N 00°58'00" E	82.60'
E9	N 09°17'10" W	163.64'
E10	N 18°20'52" E	116.98'
E11	N 07°04'49" E	128.74'
E12	N 35°08'51" E	123.10'
E13	N 26°24'19" E	126.14'
E14	N 22°16'41" E	123.89'
E15	N 65°46'45" E	123.84'
E16	N 36°07'50" E	118.22'
E17	N 15°27'10" E	131.89'
E18	N 69°59'48" W	16.71'
E19	N 65°31'57" E	19.11'
E20	N 74°35'31" W	94.84'
E21	S 74°35'31" E	24.09'
E22	S 49°05'04" E	35.53'
E23	S 70°08'17" E	93.63'
E24	S 82°07'25" E	59.18'

FINAL PLAT LEGENDS COVE SECTION TWO

SURVEY DATE:	SEPTEMBER 20, 2019
DRAWN:	JUNE 18, 2021
REVISED:	JULY 22, 2021
REVISED:	SEPTEMBER 15, 2021
REVISED:	
REVISED:	

FILE: Server\Co\Bastrop\Subd\Legends Cove\Final plat Sec 2.dwg

JAMES E. GARON & ASSOC.
 LAND SURVEYORS & CIVIL ENGINEERS
 Firm Reg. #10058400 & F-20368
 185 McAllister Road
 Bastrop, Texas 78602
 (512) 303-4185
 jgaron@austin.rr.com
 www.jamesegaron.com

SUBMITTAL DATE: AUGUST, 2021

FINAL PLAT LEGENDS COVE SECTION TWO

STATE OF TEXAS }
COUNTY OF BASTROP }

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOT HOLDINGS LLC, ACTING BY AND THROUGH ITS SOLE MANAGER, JOSEPH OSCAR THOMPSON, BEING THE OWNER OF 37.96 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 3 IN BASTROP COUNTY, TEXAS AND AS CONVEYED TO ME BY INSTRUMENT NO. 201919864 OFFICIAL RECORDS, BASTROP COUNTY, DO HEREBY SUBDIVIDE 35.228 ACRES OF LAND AND DO HEREBY SUBDIVIDE SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LEGENDS COVE SECTION TWO

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC.

WITNESS MY HAND THIS THE 11TH DAY OF JANUARY, 2022, A.D.

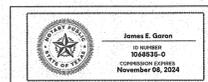
Joseph Oscar Thompson
JOSEPH OSCAR THOMPSON, SOLE MANAGER
JOT HOLDINGS LLC
200 E. JANIS DR.
GEORGETOWN, TEXAS 78628

STATE OF TEXAS }
COUNTY OF BASTROP }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH OSCAR THOMPSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11TH DAY OF JANUARY, 2022, A.D.

James E. Garon
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
JAMES E. GARON 11/08/2024
PRINTED NAME OF NOTARY / EXPIRES



APPROVED THIS _____ DAY OF _____, 2022 BY THE
PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: PRIVATE ON-SITE WATER WELLS
WASTEWATER SERVICE IS PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE

STATE OF TEXAS }
COUNTY OF BASTROP }

KNOW ALL MEN BY THESE PRESENTS

THAT I, JAMES E. GARON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

James E. Garon
JAMES E. GARON DATE 01-07-2022
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.C. NO. 43303
FIRM REG. #10058400
185 McALLISTER ROAD, BASTROP, TEXAS 78602
REL. 512-303-4185 FAX 512-321-2107
JAMESGARON.COM



STATE OF TEXAS }
COUNTY OF BASTROP }

I, RACHEL D. HARTZLER, P.E., DO HEREBY CERTIFY THAT THIS SUBDIVISION SATISFIES THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS.

Rachel D. Hartzler
RACHEL D. HARTZLER, P.E.
PROFESSIONAL ENGINEER LICENSE NO. 117344
185 McALLISTER ROAD
BASTROP, TEXAS 78602 512-303-4185



FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0215E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

MINIMUM FINISHED FLOOR ELEVATIONS (MIN FFE) SHOWN HEREON INCLUDE A 2' FREEBOARD ABOVE THE 100YR FLOOD ELEVATION DERIVED FROM F.E.M.A. BASE LEVEL ENGINEERING INFORMATION ACCEPTED AS BEST AVAILABLE DATA BY BASTROP COUNTY.

FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY OF BASTROP DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM THE RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.

PLAT NOTES:

- ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT-OF-WAY. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION.
- PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON AUGUST 31, 2021.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER CONNECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- ALL UTILITIES WILL BE UNDERGROUND.
- IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE IMPROVEMENTS.
- AS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.

PLAT NOTES CONTINUED:

- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- EROSION & SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- PUBLIC UTILITY & DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION & MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- ANY PUBLIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE SUCH PROVIDERS WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF PUBLIC UTILITIES.
- A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS DELINEATED AND SHOWN ON THIS PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO BASTROP COUNTY MAINTENANCE.
- THIS SUBDIVISION LIES WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP, TEXAS.
- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN, DATED FEBRUARY 11, 2019 CONDUCTED BY INDEPENDENCE TITLE COMPANY FOR THIS PROPERTY ARE SHOWN ON THIS PLAT.
- BENCHMARK USED: 1/2" IRON ROD FOUND AT EAST CORNER OF 37.63 ACRE REMAINDER TRACT, ELEVATION = 444.50', MONUMENT DATA, LCRA HARN STATION 150A NORTHING STP: 10031760.1407, EASTING STP: 3241281.0356, ELEVATION = 403.80'

LEGAL DESCRIPTION: BEING 35.228 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 3 IN BASTROP COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN 37.96 ACRE TRACT OF LAND CONVEYED TO JOT HOLDINGS LLC BY INSTRUMENT #201919864 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS; SAID 35.228 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2020:

BEGINNING at a point in the southeast line of said JOT Holdings LLC 37.96 acre tract and the northeast line of that certain 21.282 acre tract of land conveyed to James Francek et ux by deed recorded in Volume 696, Page 70 of said official records for the southerly corner of Legends Cove Section One from which a 1/2" iron rod found in the southwesterly margin of Sayers Road for the easterly corner of said 37.96 acre tract bears N 42°27'55" E a distance of 161.00 feet;

THENCE S 42°27'55" W a distance of 2819.24 feet to a 1/2" iron rod found for the southerly corner hereof;

THENCE N 48°07'50" W a distance of 544.06 feet to a 3/8" iron rod found for the westerly corner hereof;

THENCE N 42°28'34" E a distance of 2824.90 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303 set for the northerly corner hereof and westerly corner of Legends Cove Section One;

THENCE S 47°32'06" E a distance of 543.49 feet along Legends Cove Section One to the POINT OF BEGINNING, containing 35.228 acres of land, more or less and as shown hereon.

STATE OF TEXAS }
COUNTY OF BASTROP }

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2022, A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____ PAGE _____

FILED FOR RECORD ON THE _____ DAY OF _____, 2022, A.D.

DEPUTY _____ KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

FINAL PLAT LEGENDS COVE SECTION TWO

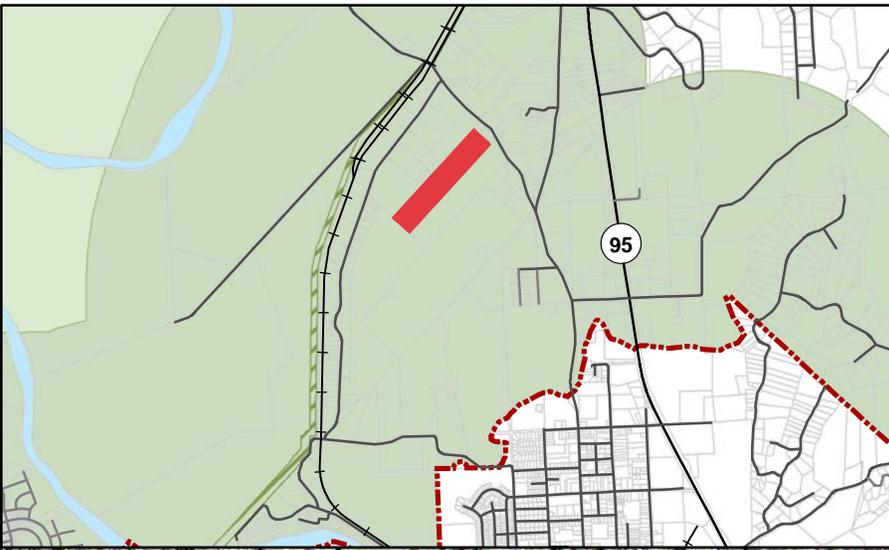
FIELD BOOK: B-605/36
FILE: Server\Co\Bastrop\Subd\Legends Cove\Final plat Sec 2.dwg

SURVEY DATE:	SEPTEMBER 20, 2019
DRAWN:	JUNE 18, 2021
REVISED:	JULY 22, 2021
REVISED:	SEPTEMBER 15, 2021
REVISED:	NOVEMBER 30, 2021
REVISED:	



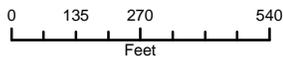
JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20368
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

Attachment 1 Location Map



Date: 8/20/2021

Legends Cove Section Two



1 inch = 400 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.



STAFF REPORT

MEETING DATE: January 27, 2022

AGENDA ITEM: 4A

TITLE:

Presentation on Traffic Impact Analysis Best Practices.

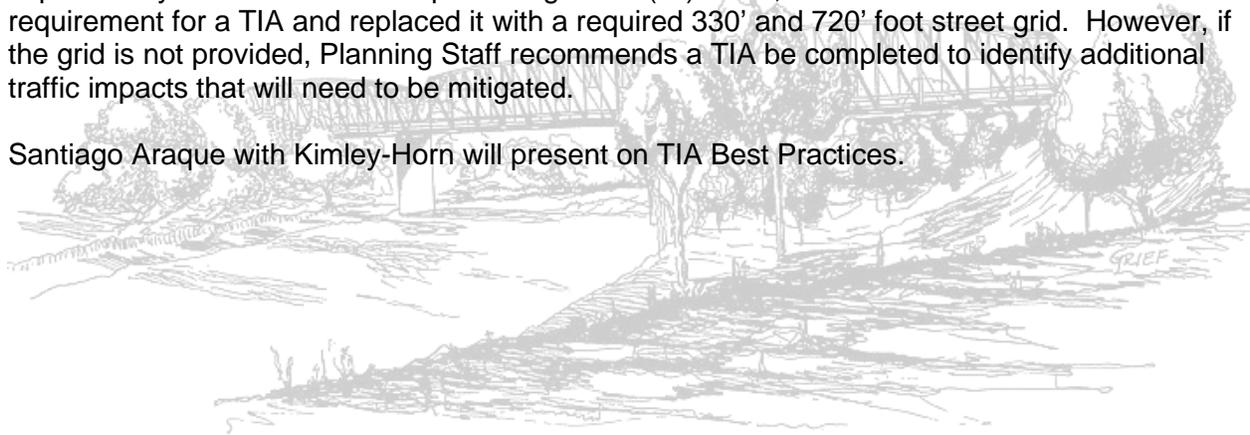
STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

BACKGROUND/HISTORY:

The Planning & Zoning Commission had previously requested more information about traffic impact analysis. With the Bastrop Building Block (B³) Code, the code eliminated the requirement for a TIA and replaced it with a required 330' and 720' foot street grid. However, if the grid is not provided, Planning Staff recommends a TIA be completed to identify additional traffic impacts that will need to be mitigated.

Santiago Araque with Kimley-Horn will present on TIA Best Practices.





Planning & Zoning Commission
Traffic Impact Analysis Best Practices

Kimley»»Horn

January 27, 2022

Rough Outline

- Policies to Deal with Growth
- Trip Generation Basics (TIA Threshold)
- Traffic Impact Analysis
- Complementary Policies to TIA
- Performance Based Evaluation

The background features three large, overlapping, rounded geometric shapes: a dark blue shape in the top-left, an orange shape in the bottom-left, and a light green shape in the bottom-center. The text is centered in the white space between these shapes.

POLICIES TO DEAL WITH GROWTH

Transportation Funding

- What are the funding needs?
- Existing Need
 - Maintenance
 - Operations
 - Complete Reconstruction (Capital)
- Growth Needs
 - Capital

Q: How do you creatively fund your infrastructure needs without facing a legal challenge?

Funding Options

- Property Taxes
- Bonds (GO/CO)
- Transportation Utility Fee
- TIRZ (Tax Increment Reinvestment Zone)
- TRZ (Transportation Reinvestment Zone)
- Developer Agreements (380 Agreement)
- PID (Public Improvement District)
- MUD (Municipal Utility District)
- Traffic Impact Analysis (TIAs) ★
- Impact Fee / Rough Proportionality ★

RED = GROWTH RELATED

BLACK = EXISTING

Transportation Funding

- Why is this important for growth?
 - Infrastructure costs greatly exceed traditional tax and fee collection rates in fast-growing cities
 - Federal / State funding no longer keeps up with need
 - Funding mechanisms for infrastructure (especially transportation) are limited in Texas
 - 'Growth should pay for Growth' is logical & reasonable

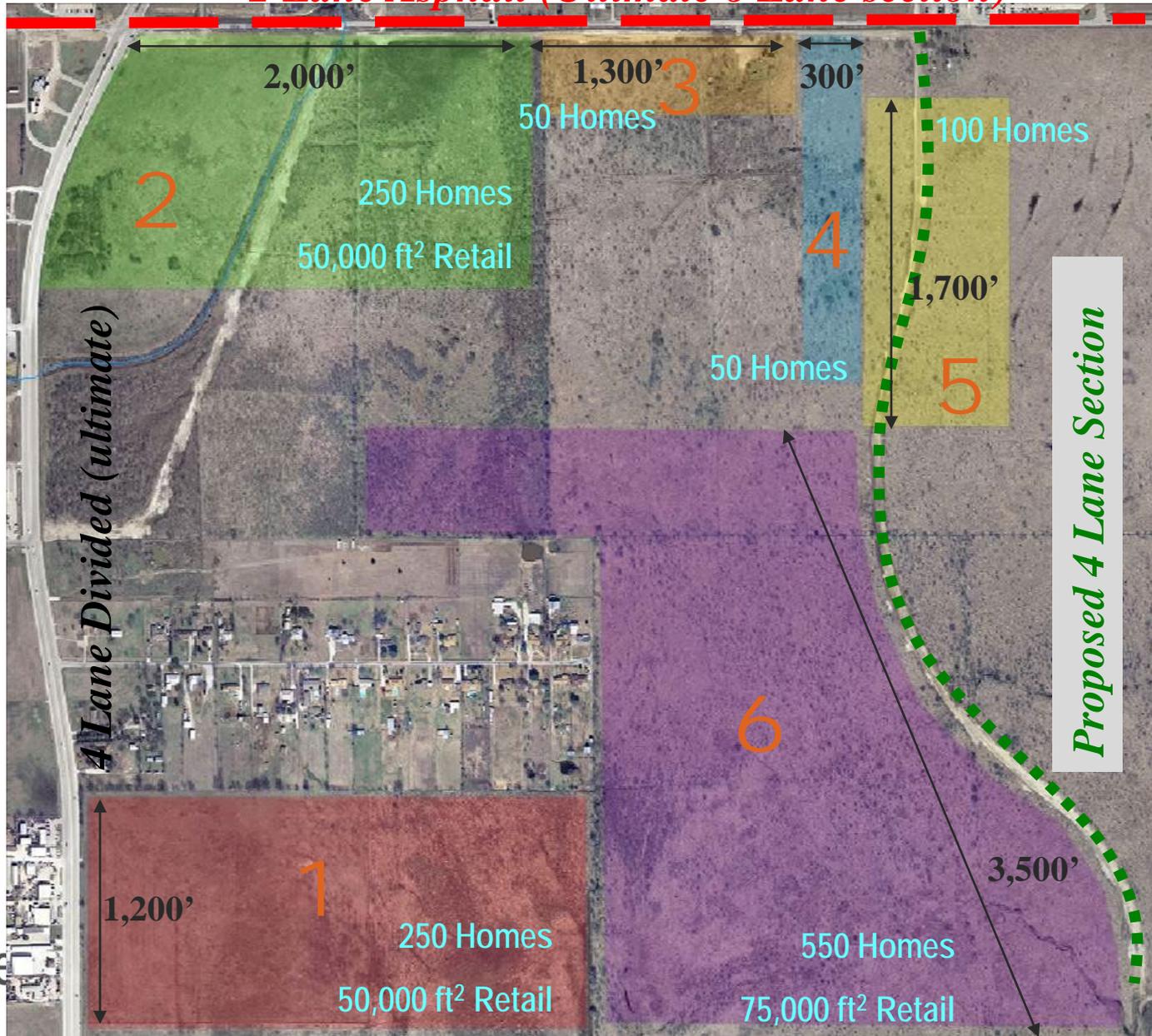
City Policy Decisions

- Is there a better way to do this?
- We need a system that is:
 - **Predictable**; for the development community and City
 - **Equitable**; equal development should pay an equal fee
 - **Transparent**
 - **Flexible**; funds collected need to be used to add capacity to the system, not sit in a bank or in a location where they aren't needed
 - **Legal**; compliant with proportionality rules
 - **Consistent** with the City's overall goals and objectives for growth – perhaps even encourage development where infrastructure already exists



Border Street Possible Scenarios

2 Lane Asphalt (Ultimate 6 Lane section)



Kimble



TRIP GENERATION

Trip Generation Manual - ITE

- Current Edition: 11th Edition
- Trips can be daily, AM, or PM peak
 - Rates vs. Equations
 - Split inbound & outbound
- National standard commonly used

Example Trip Generation

Land Use: 210 Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

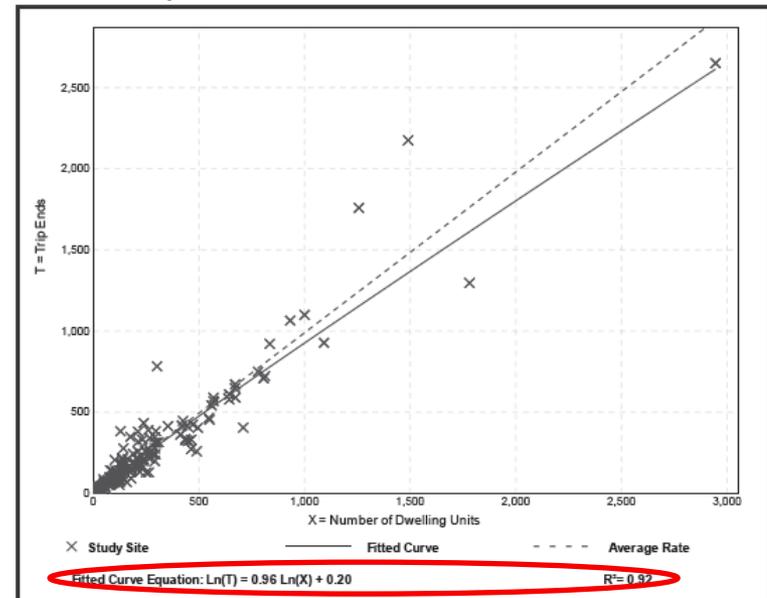
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
 On: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Trip Threshold Discussion

<p>Single Family (210) 100 Dwelling Units</p> 	Trips	0.99 Vehicles per D.U. (PM Peak)
	X Units	100 D.U.s
	PM Trips	<u>99 (62 In / 37 Out)</u>

 <p>Strip Center</p> <p>Gen Shopping (820) 50,000 sq. ft GLA</p>	Trips	0.94 Vehicles per ksf (AM Peak)
	Reduction for Pass-by Trips	34% (<i>ITE Trip Generation Handbook</i>)
	X Units	50 (ksf)
	AM Trips	31 (19 In / 12 Out)

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TRAFFIC IMPACT ANALYSIS

Traffic Impact Analysis

- Common practice - daily trip threshold
- Safety Required Improvements
 - AASHTO has left-turn requirements
- Traffic Signal Warrant Studies
- Access/Driveway Requirements
- Border Street Improvements
- Pro-Rata versus Improvements versus Impact Fee

Pro-Rata Share Considerations

- When a development is anticipated, a TIA may be used to determine a cost-share or “pro-rata share” of improvements (if in Code)
 - Imperfect – “last person in” takes greater share
 - Takes time – typically 3-6 months to complete
 - Update process can be burdensome / challenging
 - Funds may be constrained & require city’s participation to complete
 - Developer uncertainty in process
 - Requires strong administration to succeed

Administrative Side of TIA's

- If implemented, often best to charge review fees and get 3rd party review help (cost incurred by developer applicant)
- Can often result in lengthy negotiations
- Need good policy on expirations or update requirements
- How to use “partial” funds?
- Scoping with TxDOT & Bastrop County

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OTHER IMPORTANT POLICY TOPICS

Alternate: Border Street Policy

- 2 Functions:
 1. Fix substandard streets or streets not built to current standards (lacking curb and gutter, too narrow (less than 20') or some other metrics
 2. Preserve right-of-way for non-local streets
 - Need to define threshold for street not to be local
 - Could also have a map of collectors and arterials

Interagency Coordination

- Critical to have good partnership with TxDOT & the County on transportation requirements
- Most non-local streets are TxDOT roads in Smithville, not really any arterials
- For ETJ if no annexation, need to be well coordinated with Bastrop County requirements
- Understand roadway plans of partners
 - Connectivity
 - Bottlenecks at jurisdictional boundaries

Proportionality of Requirements

- If a City requires something from a developer as a condition of permit/plat approval, you must show the nexus and rough proportionality
- How to establish proportionality?
 - Conduct an “individualized determination”
 - Court allowed consideration of total facilities system, not just the specific exaction
 - Calculations do not require “mathematical exactitude”

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CONCLUSION

The bottom line...

- What is the best tool for a City?
 - Must take into consideration:
 - Rate of Growth
 - Political Environment
 - Development Environment
 - Other funding mechanisms that are available
- **Remember that the purpose of any policy is to provide the necessary infrastructure, not collect revenue**