



**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



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.

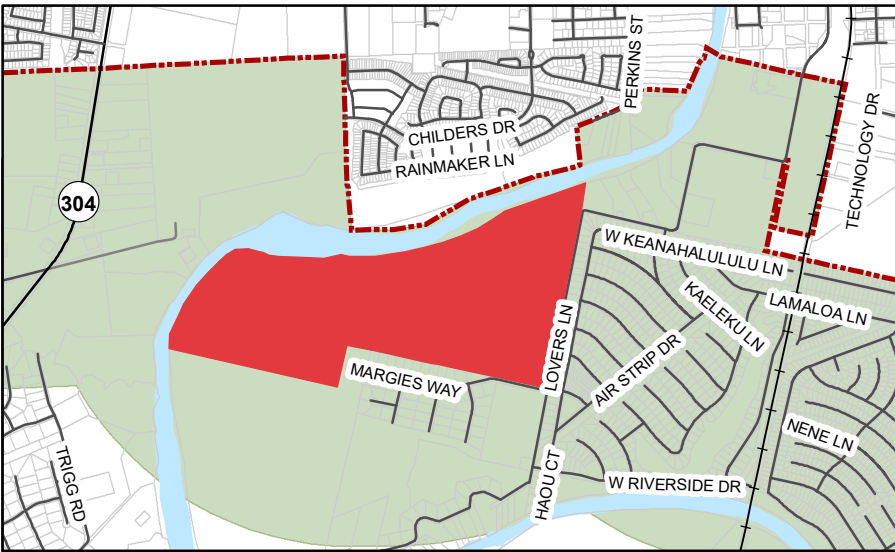
Sincerely,

Charlotte Hodges

Charlotte Hodges

Planning Director, Carlson, Brigance & Doering

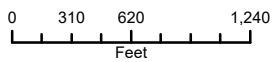
Attachment 1 Location Map



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

