



City of Bastrop, Texas

Zoning Concept Scheme Checklist

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

APPLICANT:		OFFICIAL USE ONLY	
Included in Submittal	PER ORDINANCE 2019-54, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, ZONING CONCEPT SCHEME REQUIREMENTS ARE AS FOLLOWS:	Meets Standard	Does Not Meet Standard
	<p>Any application for zoning or for an amendment or change shall require a Zoning Concept Scheme – The concept scheme shall be submitted by the applicant at the time of the zoning request. The scheme shall show the applicant's intent for the use of the land within the proposed area in a graphic manner and as may be required, supported by written documentation of proposals and standards for development. The City may prepare application form(s) which further describe and explain the following requirements:</p> <p>1. The Zoning Concept Scheme shall include:</p>		
	a. Boundary of the proposed area.		
	b. A scaled drawing showing types and location of proposed uses.		
	c. Thoroughfares and preliminary lot arrangements.		
	d. A sketch drawing that shows the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and project scheduling.		
	e. Physical features of the site including a scaled drawing showing major existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This shall include a delineation of any flood prone areas.		
	f. Any existing thoroughfares and easements.		
	g. Location of proposed public open spaces or civic spaces.		
	h. The points of ingress and egress from existing and proposed streets.		
	i. A landscape plan showing turf areas, screening walls, ornamental planting, wooded areas to be preserved, and trees to be planted. The landscape plan should provide types of plantings to be used and give a general landscape design scheme for the development.		
	j. A conceptual infrastructure plan showing the location of any existing or proposed utilities needed to adequately serve the development.		
	k. Architectural drawings (elevations, etc.) showing elevations and architectural style to be used throughout the development.		
	l. A parks and trails plan showing any proposed parks, trails, hardscape, playscape, water feature or any other proposed improvements to any civic or open space		
	m. A Conceptual Drainage Plan as required by Appendix A of the City of Bastrop Stormwater Drainage Design Manual.		