

**Bastrop Planning and Zoning Commission -
Special Meeting Agenda**
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



May 09, 2024

Agenda - Planning and Zoning Commission - Special Meeting at 6:00 PM

Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 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.

1. **CALL TO ORDER**

2. **CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager 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 Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the April 25, 2024, Planning and Zoning Commission Meeting.

Submitted by: Alondra Macias, Development Services Planner I

- 3B.** Hold public hearing and consider action on a recommendation for the Bastrop Gateway Zoning Concept Scheme, changing the zoning for 31.4559 +/- acres out of the A11 Bastrop Town Tract from P2 Rural and P5 Core to a Planned Development District (PDD) with a base district of P5 Core, as shown on Attachment 2, located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas.

Submitted by: Kennedy Higgins, Senior Planner, Development Services Department

4. UPDATES

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

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: May 6, 2024 at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins
Kennedy Higgins Senior Planner, Development Services Department



Planning and Zoning STAFF REPORT

MEETING DATE: May 9, 2024

TITLE:

Consider action to approve meeting minutes from the April 25, 2024, Planning and Zoning Commission Meeting.

AGENDA ITEM SUBMITTED BY:

Alondra Macias, Development Services Planner I

ATTACHMENTS:

- Meeting Minutes from April 25, 2024

PLANNING & ZONING MEETING
MEETING MINUTES
April 25, 2024, at 6:00 P.M.

The City of Bastrop Planning and Zoning Commission met Thursday, April 25, 2024, at 6:00 PM in the Council Chambers located at 1311 Chestnut Street, Bastrop, Texas 78602.

1. CALL TO ORDER

Chairman Ishmael Harris called the meeting to order at 6:00 pm.

Ishmael Harris	Present
David Barrow	Present
Ashleigh Henson	Present
Gary Moss	Present
Jordan Scott	Present
Patrice Parsons	Present

2. CITIZEN COMMENTS

There were no citizen comments at this time.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Elect Planning and Zoning Vice Chair

Commissioner Patrice Parsons made a motion to elect Commissioner David Barrow as the Planning and Zoning Vice Chair. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

3B. Consider action to approve meeting minutes from the March 28, 2024, Planning and Zoning Commission Meeting.

Commissioner Gary Moss made a motion to approve the meeting minutes from the March 28, 2024, Planning and Zoning Commission Meeting. Commissioner Ashleigh Henson seconded the motion. The motion passed unanimously.

3C. Hold a public hearing and consider action on a recommendation for the Valverde North Zoning Concept Scheme, changing the zoning of 6.218 acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop from P3 Residential to P5 Core, as shown on Attachment 1.

Presented by: Kennedy Higgins, Senior Planner, Development Services Department

The public hearing was opened at 6:05 pm.

Commissioners began discussion regarding the proposed project.

Commissioner David Barrow and Ishmael Harris expressed their concerns about the traffic impact that the change in zoning would create.

Commissioner Ashleigh Henson had questions regarding the drainage and if the changes have been accounted for.

There were no citizen comments.

Chairman Harris closed the Public Hearing at 6:21 pm.

Commissioner Moss made a motion to recommend approval of the Valverde North Zoning Concept Scheme, changing the zoning of 6.218 acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop from P3 Residential to P5 Core. Commissioner Barrow seconded the motion. The motion passed unanimously.

- 3D. Consider action to approve Valverde North Final Plat, being 6.218 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

Presented by: Kennedy Higgins, Senior Planner, Development Services Department

Commissioner Ashleigh Henson made a motion to approve the Valverde North Final Plat being 6.218 acres out of Nancy Blakey Survey, Abstract Number 98. Commissioner Gary Moss seconded the motion. The motion passed unanimously.

4. UPDATES

- 4A. Future Development related items.
- 4B. Development Services Department Monthly Project Volume Report.
- 4C. Individual Requests from Planning & Zoning Commissioners that particular items be listed on future agendas (no group discussion allowed).

Commissioner Henson was interested in receiving more information about the Development 101 training and when it will be, more information on Bastrop being a bird city and a tree city.

Commissioner Harris suggested a field trip to Horse Bay Bend.

Commissioner Scott asked about the other boards and how they can work with the other boards to address their concerns.

Commissioner Parsons addressed her questions about the B3 code and wanted more information from the City Manager.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 6:40 p.m.
Commissioner Patrice Parsons seconded the motion. The motion passed unanimously.

Ishmael Harris, Chair

David Barrow, Vice-Chair



STAFF REPORT

MEETING DATE: May 9, 2024

TITLE:

Hold public hearing and consider action on a recommendation for the Bastrop Gateway Zoning Concept Scheme, changing the zoning for 31.4559 +/- acres out of the A11 Bastrop Town Tract from P2 Rural and P5 Core to a Planned Development District (PDD) with a base district of P5 Core, as shown on Attachment 2, located at the corner of Pitt Street and Highway 71, within the city limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins – Senior Planner, Development Services

ITEM DETAILS:

Site Address/Property ID:	The corner of Pitt Street and Highway 71. 39300, 47503, 47504, 39301, 36825, 47478, 47803, 36809, 47488, 47491 (as attached in Exhibit A of the PDD)
Total Acreage:	31.4559 +/-
Acreage Rezoned:	31.4559 +/-
Legal Description:	31.4559 +/- acres out of the A11 Bastrop Town Tract (see Exhibit A)
Property Owner:	Charuvila Mathew/Austin Bastrop LLC and Venkat Mallya/Avichi Pitt Street LLC
Agent Contact:	Liz Horvath/Place Designers
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P2 Rural and P5 Core
Proposed Zoning:	Planned Development District, P5 Core Base Zoning
Character District:	Lost Pines
Future Land Use:	Transitional Residential

BACKGROUND:

The applicant has applied for a Zoning Concept Scheme for Bastrop Gateway (Attachment 2). The proposal is to place a Planned Development District (PDD) with a P5 Core base zoning to incorporate multi-family housing, which coincides with Transitional Residential as defined by our Future Land Use plan, as well as commercial uses such as retail to serve the development and surrounding areas.

Planning and Zoning heard the application on March 28, 2024, and was unanimously approved.

It was then heard at the City Council meeting on April 9, 2024. Due to overwhelming public response, the item was remanded back to staff to work out any potential compromise to fit the concerns of the public.

A resident in the affected area claimed to not have received notice as is required by statute. The City Manager determined the best and most transparent course of action was to remand the item back to Planning and Zoning and begin the process once again.

Discussions have continued with the development and ownership team to include concerns raised by the affected residents. Summarized below are the key points the development and ownership team have agreed to:

- Buffer: A 50-foot tree buffer to the single family residential.
- Uses: Move commercial uses along Highway 71 and along Pitt street and move residential uses adjacent to residential.
- Impervious Cover: Reduce to 80% as required by the P5 zone.

The purpose of the PDD on this project is to vary from the B3 code street frontage, etc as the project will not have a 330 block designation, and only the major arterials in the project will be considered public streets; all others will be private streets. Additionally, the height consideration is a request in the PDD.

LAND USE:

The existing land use is classified as P2 – Rural and P5 – Core. However, the future land use map calls for “transitional residential” as defined below.

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

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

The Future Land Use Plan shows this area as Transitional Residential:

“The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities.”

The Bastrop development code (B3) does not classify normal zoning designations aligned with specific uses in each category; instead it seeks to be more “aspirational” with “Place Types” meaning a variety of uses can cross place type designations.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Drainage will be handled by each section individually
Transportation	Y	Future connection to Chestnut
Parks and Open Space	Y	Civic space will be dedicated based on the Master Plan

Drainage

Drainage will be managed by each section individually; pre and post-development drainage conditions will remain the same. A drainage plan will be submitted and reviewed by the City Engineer prior to Final Plat approval.

Utilities

Wastewater and water service (domestic and fire) will be provided by the City of Bastrop via line extensions, exact locations to be determined prior to platting. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) requirements. Exact connections will be determined prior to Preliminary Plat approval.

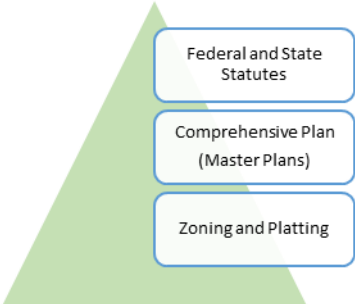
Electric service provided by Bluebonnet Electric.

Gas will be provided by Center Point Energy.

Traffic Impact and Streets

This zoning concept plan was designed in order to maximize pedestrian and vehicular circulation within the development. There will be public streets that connect the property to Pitt Street and the remainder of the development that allow for future connections to Chestnut Street, as well as connections to the West for future trail connections as shown in Exhibit B of the PDD. The streets will have a width of 55.5. A traffic impact analysis will be completed prior to approval of the Preliminary Plat.

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.

(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).

The public meeting was noticed in the newspaper on 04/24/2024, Zoning Change signs were visibly placed in the front of the property on 04/22/2024 and notice was sent to property owners within 600 feet of the property boundary on 04/25/2024. Notice of the meeting was posted at least 72 hours in advance.

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

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

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

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

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

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

If the Planning & Zoning Commission recommends denial of the zoning request, the City Council must have a minimum vote of three-fourths majority to approve the zoning request.

Compliance with 2036 Comprehensive Plan:

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

Representative land uses that are appropriate in Transitional Residential include multifamily apartments which are proposed within Bastrop Gateway. Also proposed are commercial uses that are intended to serve the neighborhood including retail.

RECOMMENDATION:

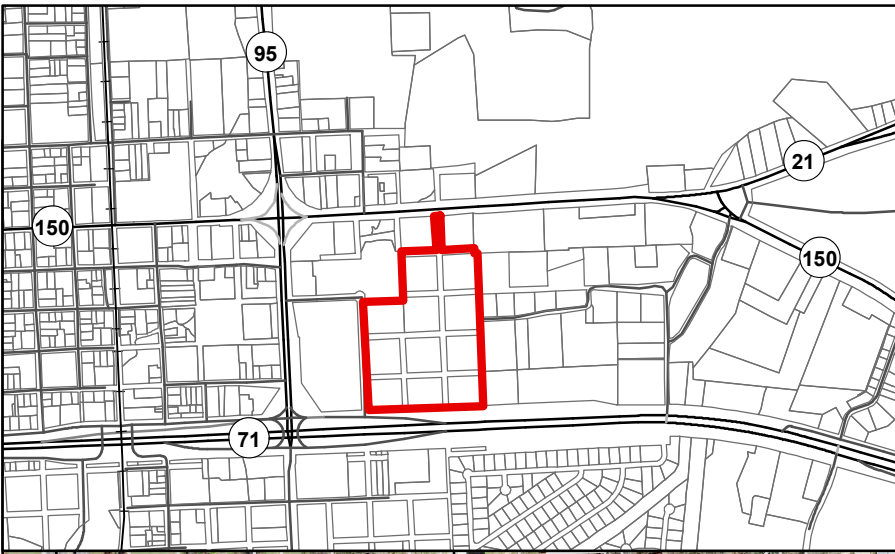
City staff has considered the feedback received during the previous meetings with P&Z, City Council, and the community regarding the proposed plan and recommends denial as submitted.

Concerns were raised on various aspects such as height, impervious cover, and preservation of trees. After careful consideration of all the input received, the staff recommends review of the alternate proposed plan that the development team and ownership team have come to terms with that includes the buffer and impervious cover calculations. Further discussion on any additional restrictions related to height may be discussed on the dais.

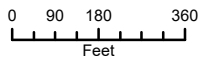
ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Bastrop Gateway PDD
- Attachment 3: PDD Exhibits (with original concept plan)
- Attachment 4: Revised PDD proposed (revised concept plans)

REVISED



Bastrop Gateway PDD Location Map



1 inch = 400 feet



Date: 3/19/2024

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 accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.

BASTROP GATEWAY PLANNED DEVELOPMENT DISTRICT (PDD)

Purpose & Intent

The goal of the Bastrop Gateway PDD and Project is to promote a range of development within an overall street network, public space, and sustainable infrastructure framework that will become a model vibrant, walkable, and ecological neighborhood for the City of Bastrop, Texas. The vision for this new overlay district builds upon the recent growth and momentum that has shaped the City of Bastrop into one of Austin's most desirable regional suburban centers, setting a new standard for building the highest quality suburban environment for residents and visitors alike. Bastrop Gateway will join major regional transportation pathways and be fully connected to historic sites like Main Street to the west and Lost Pines Park to the east. Pedestrian trails throughout the development will assure interaction with nature and protection of heritage trees within an exciting mixed-use / new town atmosphere.

Bastrop Gateway is designed as a destination for residential, commercial and retail activity near major connecting highways just east of the Colorado River, less than ½ mile from City Hall and the Central Business District. This PDD is located on the eastern side of Bastrop with access from State Hwy 71, State Hwy 21 and 95. This 30-acre area sits high above the City Center with vistas east, west and south overlooking the Colorado River basin and luscious fertile agricultural land downstream.

The City of Bastrop enjoys significant visibility and adjacency to both Austin and Houston. As population growth continues to encroach on Bastrop from both of these major metropolitan areas, the Bastrop Gateway PDD provides a mix of commercial and retail activity within a concentrated setting of multifamily apartments, condominiums, and entertainment venues. The "Gateway" to Bastrop will be visible for miles in all directions and become a landmark for residents, visitors, businesspeople, transient guests, performers and sophisticated, creative thinkers. Bastrop Gateway will be a "new town" cluster of interdependent businesses within an established and growing historic City.

The purpose of the Bastrop Gateway PDD (hereafter referred to as Gateway) is to guide the future development of the property, located near the northeast corner of SH 71 and SH 95 intersection. Inspired by a new appreciation for convenient, "live-work" environments this PDD brings nature closer to an evolving culture of work-from-home settings.

- A. The Gateway is intended to be a diverse multi-generational, mixed-use, residential neighborhood that includes retail streets, a neighborhood office complex, senior facilities, hotel, a community center, child care, urgent care, and multi-family and townhouse residential units with a neighborhood trail in a park-like setting.
- B. The objective of the Gateway is to build a mixed use community that is both highly sustainable and unique in character, while offering a range of amenities for residents, set within an attractive pedestrian environment.
- C. The Gateway land use strategy focuses on several key neighborhood spaces within convenient walking distance for all residents. The result will be a neighborhood in which residents can easily engage in a wide range of services, businesses, public spaces and supporting amenities without requiring the use of cars.

PLANNED DEVELOPMENT DISTRICT (PDD)
FOR
BASTROP GATEWAY

1 PROPERTY

1.1 This PDD applies to approximately 31.4559 acres of land located within the full purpose jurisdiction of the City of Bastrop, Texas, as shown on **Exhibit "A"**, which land consists of ten (10) lots and public right-of-way combined being 31.4559 acres out of the s5310 - Building Block Abstract 11, Bastrop County, Texas, which are collectively herein defined as the "Property", and which are legally described as follows:

AVICHI PITT STREET LLC

- BUILDING BLOCK 126 E W ST, ACRES 2.1599
- BUILDING BLOCK 127 E W ST, ACRES 2.5466
- BUILDING BLOCK 138 E W ST, ACRES 2.5400

AUSTIN BASTROP LLC

- BUILDING BLOCK 136 E W ST, ACRES 2.433
- BUILDING BLOCK 137 E W ST, ACRES 2.557
- BUILDING BLOCK 139 E W ST, ACRES 2.178
- BUILDING BLOCK 162 E W ST, ACRES 2.133
- BUILDING BLOCK 163 E W ST, ACRES 2.503
- BUILDING BLOCK 164 E W ST, ACRES 2.528
- BUILDING BLOCK 165 E W ST, ACRES 2.400

CITY OF BASTROP

- RIGHT-OF-WAY, ACRES 7.4774

2 APPLICABILITY OF CITY ORDINANCES

2.1 This PDD shall be applicable to zoning as it applies to all portions of the Property. All design, development, and use criteria not specifically covered by this PDD shall be subject to the applicable provisions of the B3 Code. All design, development and use of the Property shall conform to the PDD described herein and, unless superseded, amended or controverted by the terms of this PDD, to a CORE (P5) place type, which is the zoning designations most similar to and compatible with the design, development and use proposed for the Property.

3 Tree Preservation Plan

3.1 All tree mitigation and preservation requirements within the B3 Code shall be addressed prior to any disturbance of any soil on the site. The goal of this PDD is to identify, preserve, and protect heritage trees where feasible.

4 DEVELOPMENT SUB-DISTRICTS

4.1 Improvements on the Property shall be designed and developed in three sub-districts as shown on **Exhibit "C"**, being **Sub-District 1, Sub-District 2, and Sub-District 3.**

- 4.2 Sub-District 1 consists of approx. 9.2792 AC and is generally comprised of Master Plan Parcels A, B, H, & I
- 4.3 Sub-District 2 consists of approx. 8.8212 AC and is generally comprised of Master Plan Parcels C, F, & G
- 4.4 Sub-District 3 consists of approx. 9.0894 AC and is generally comprised of Master Plan Parcels D & E
- 4.5 Sub-District Uses defined as shown on the Master Plan **Exhibit “B”**

SUB-DISTRICT	PRIMARY USE	SECONDARY USE
1	Commercial	Office / Multi-Family
2	Hotel / Multi-family	Commercial / Office
3	Multi-Family	Commercial / Office

- 4.6 Improvements on the Property shall be designed and developed in accordance with the B3 PLACE TYPE P5 ZONING DISTRICT as listed below and with the following modifications:

B3 CODE SECTION	DESCRIPTION	DEVELOPMENT ISSUE	PROPOSED ALTERNATIVE - SUB-DISTRICTS			REASONING
			1	2	3	
6.3.005 (d) (5)	ALLEYS & DRIVEWAY LOCATIONS DRIVEWAY WITH A MAXIMUM WIDTH OF 24' FOR TWO-WAY	STANDARD TWO-WAY DRIVES WITH 90 DEGREE PARKING IS 26'	26' MAX. WIDTH FOR TWO-WAY			ALLOWS TWO-WAY DRIVEWAYS WITH PARKING AS WELL AS MINIMUM REQUIREMENT FOR FIRE ACCESS.
6.5.003.A	LOT COVERAGE 80% MAX.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES MORE COVERAGE FOR BUILDINGS, PARKING, AND MULTI-USE PATHWAYS	90% MAX.	90% MAX.	80% MAX.	LOT COVERAGE MUST INCREASE ON THE MORE DENSELY PLANNED AREAS.
	BUILDING FRONTAGE AT BUILD-TO-LINE 80% MIN.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES LARGER VARIABLE OF BUILDING CONFIGURATIONS THAT CANNOT MEET THE MINIMUM	20% MIN.			BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE FRONTAGE REQUIREMENT CANNOT BE ACHIEVED.

	BUILD-TO-LINE 2'-15'	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES LARGER VARIABLE OF BUILD-TO-LINE	2'-NO MAX			BASED ON THE CURRENT MARKETABLE USES AND MULTIPLE STREET FRONTAGES, THE BUILD-TO-LINE SETBACK CANNOT BE ACHIEVED.
6.5.003 (B)	PRINCIPAL BUILDING 5 STORY MAX.	TO CREATE A DENSE URBAN DEVELOPMENT AS DEPICTED ON PDD MASTER PLAN REQUIRES TALLER BUILDINGS IN THE RETAIL AND CENTRAL CORE AREAS	8 STORIES MAX.	9 STORIES MAX. WITH EXCEPTION OF ONE BUILDING ALLOWED 12 STORIES MAX.	8 STORIES MAX.	IN ORDER TO CREATE AN URBAN MIXED USE DEVELOPMENT, FLEXIBILITY ON HEIGHT OF BUILDINGS IS REQUIRED.
6.5.003 (D)	NO FIRST LAYER PARKING NOT PERMITTED	BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.	PERMITTED			BASED ON LIMITATIONS ON THE SITE AND STREET CONFIGURATION, PARKING MUST BE ALLOWED IN ALL THREE LAYERS.
	SECOND LAYER PARKING NOT PERMITTED		PERMITTED			
	THIRD LAYER PARKING PERMITTED		PERMITTED			
7.4.002 (a)	BLOCK LENGTH 330 ft max	BLOCK LENGTH MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX			DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK LENGTHS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.
	BLOCK PERIMETER 1,320 ft. MAX.	BLOCK PERIMETER MAXIMUM IS TOO SMALL BASED ON PDD MASTER PLAN ROAD CONFIGURATIONS	NO MAX			DUE TO THE PDD LOCATION TO ADJACENT LAND USES IN PLACE, STANDARD BLOCK PERIMETERS CANNOT BE ACHIEVED IN IT'S PLANNED CONFIGURATION.

4.7 A proposed rendering of the project which remains subject to modification as permitted under this PDD and the Code is depicted in **Exhibit "B"**, attached hereto and incorporated herein by reference. The final number, size, use and location of Buildings may vary on the final site plan(s) in accordance with the master plan and sub-districts.

4.8 The final site plan(s) shall be subject to City approval. This PDD allows for multiple site plans or subdivisions within the Property in order to allow for phased development. City approval shall be based upon each individual site plan, provided that, taken together, all site plans provide for

an integrated mixed use development on the Property, and conforms to any subdivision requirements not listed in this document including, but non limited to, local, state, and federal laws (i.e. Texas Local Government Code, B3 Code etc.). The Approval of site plan is not contingent upon approval of other site plans, it is contingent upon a final plat and access to publicly dedicated street/ public improvements.

- 4.9** The Property shall have an assignment of at least 10% of its land dedicated to Civic/Open Space. Since Civic/Open space is not proportional among the phases of development, a reservation will be executed prior to development specifying what land will be dedicated to Civic/Open space to ensure such space will be provided. Developer shall seek City consent for the location of the dedicated land and the City shall have the right to accept the land for Civic/Open Space.

5 PEDESTRIAN & VEHICULAR CIRCULATION

- 5.1** The improvements within this PDD will be designed to maximize pedestrian and vehicular circulation within the Property.
- 5.2** This PDD will include pedestrian and vehicular circulation plans designed to provide access to all areas within the Property and will incorporate homogenous design features for all Buildings and other improvements and appurtenances within the Property. Off-site pedestrian connectivity from the PDD site to the rodeo grounds will be allowed for in the final site plans.
- 5.3** After final approval of this PDD, the general alignment of proposed internal pedestrian and vehicular circulation may be modified from the proposed rendering shown in **Exhibit "B"** to accommodate Building locations on the approved site plan(s) and for the protection of trees and fire safety requirements. A schematic presentation of suggested internal pedestrian and vehicular circulation is depicted in **Exhibit "B"**, attached hereto and incorporated herein by reference. It is the intent of this PDD that vehicular streets internal to the Property and depicted as such in **Exhibit "C"** be considered as public streets. Pedestrian and vehicle circulation shall generally conform to that which is shown in Exhibit B. Any major (or substantive) modification/deviation from the design in Exhibit B shall only be made with written City consent.
- 5.4** A completed and approved Traffic Impact Analysis (TIA) shall be required prior to approval of the preliminary plat.

6 PDD MODIFICATIONS

- 6.1** This PDD represents the allowable uses and design standards for the Property. Any substantial amendment to the PDD Plans and Exhibits, as determined by the city manager, shall be considered a PDD amendment, which shall require Council approval. Non-substantial modifications may be approved administratively by the city manager. Non-substantial modifications may include:
- Area/boundary – less than 10% (increases or decreases)
 - Road Configuration – Street locations may not move more than 100' in any direction
 - Road Cross Sections – modifications through the design process (The road cross-section should meet all City street standards. In accordance with adopted street cross sections and approved by City.)
 - Detention areas – location, configuration, shape
 - Public Space Configuration – as allowed by the PDD
 - Lot Coverage – within the guidelines and up to the maximum allowed in this PDD

- Building Height – within the guidelines and up to the maximum allowed in this PDD
- Use mix – Uses allowed by sub-district in this PDD (section 4.5) and the P5 zoning as long as the primary use is 51% or more of the parcel. Conference center / events center can occur in multiple sub-districts as long as it ties into the hotel location.

6.2 Upon approval of this document and prior to or in conjunction with Site Development Permit Submittal, Architectural Guidelines will be developed and promulgated to control the continuity of the entire Planned Development District.

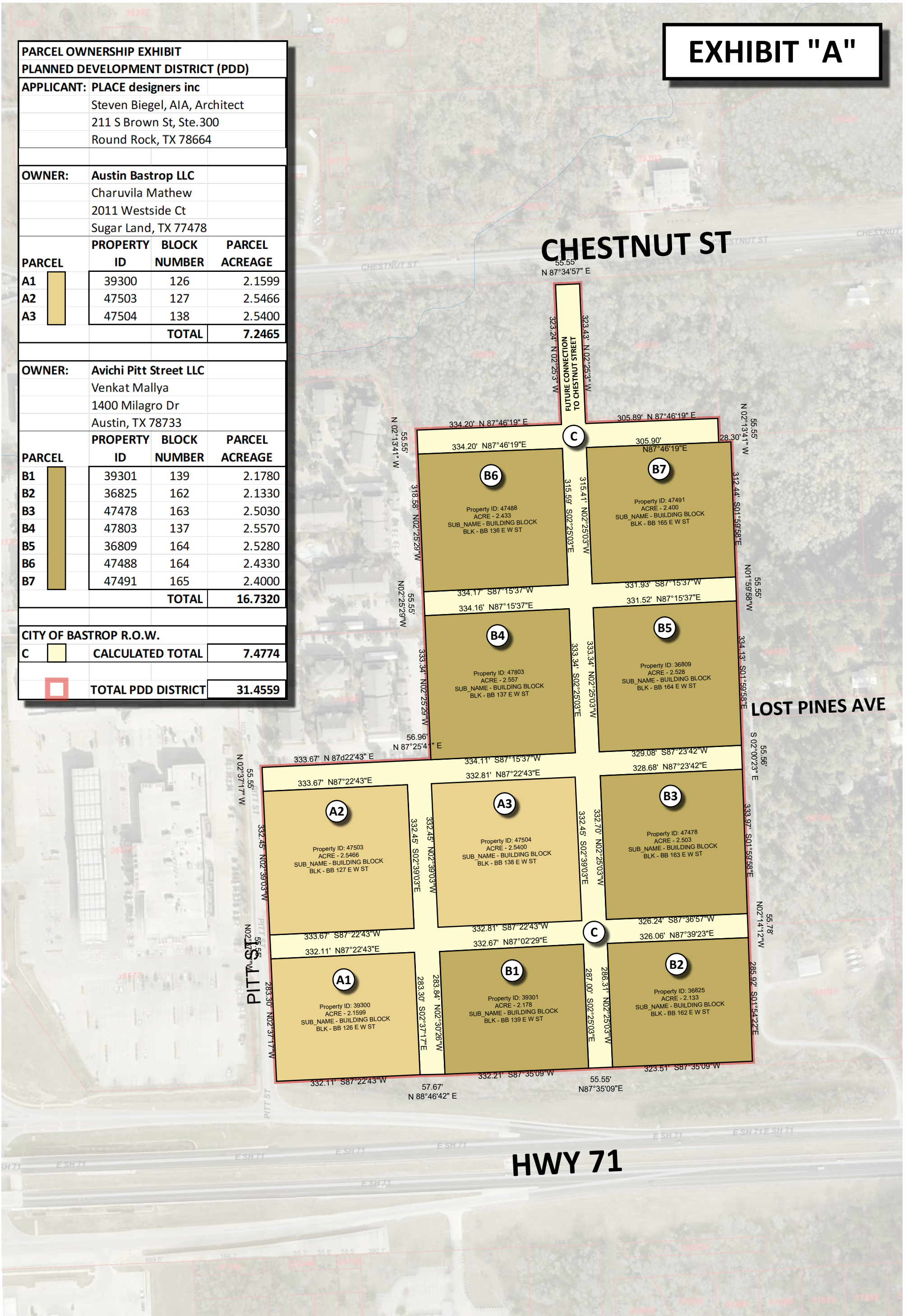
7 LIST OF EXHIBITS

7.1 The following exhibits are attached hereto and incorporated herein by reference:

- A. PDD OWNERSHIP & R.O.W. EXHIBIT
- B. PDD MASTER PLAN
- C. PDD DISTRICT MAP
- D. PDD PHASING PLAN

EXHIBIT "A"

PARCEL OWNERSHIP EXHIBIT			
PLANNED DEVELOPMENT DISTRICT (PDD)			
APPLICANT: PLACE designers inc			
Steven Biegel, AIA, Architect 211 S Brown St, Ste.300 Round Rock, TX 78664			
OWNER: Austin Bastrop LLC			
Charuvila Mathew 2011 Westside Ct Sugar Land, TX 77478			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
A1	39300	126	2.1599
A2	47503	127	2.5466
A3	47504	138	2.5400
		TOTAL	7.2465
OWNER: Avichi Pitt Street LLC			
Venkat Mallya 1400 Milagro Dr Austin, TX 78733			
PARCEL	PROPERTY ID	BLOCK NUMBER	PARCEL ACREAGE
B1	39301	139	2.1780
B2	36825	162	2.1330
B3	47478	163	2.5030
B4	47803	137	2.5570
B5	36809	164	2.5280
B6	47488	164	2.4330
B7	47491	165	2.4000
		TOTAL	16.7320
CITY OF BASTROP R.O.W.			
C	CALCULATED TOTAL		7.4774
	TOTAL PDD DISTRICT		31.4559



BASTROP GATEWAY BASTROP, TEXAS

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PLACE designers, inc.

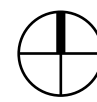
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

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MARCH 19, 2024

PDD OWNERSHIP & R.O.W. EXHIBIT

SCALE: 1" = 200'



NORTH



31.46 TOTAL ACRES

EXHIBIT "B"

BASTROP GATEWAY													2/15/2024	
YIELD ANALYSIS														
PLANNED DEVELOPMENT DISTRICT (PDD)														
ID	ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	FLOOR S.F.	GARAGE LEVELS	GARAGE S.F.	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.3530	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680						54	54	177.8
B	1.9115	RETAIL	2	21,500	43,000	34,400						111	111	387.4
C	3.5902	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000	2	230,000	575		575	1.5
D	6.3289	MULTI-FAMILY	3	56,850	170,550	136,440	144					173	173	1.2
E	2.7605	TOWNHOMES	3	29,017	87,051	69,641	28					56	56	2.0
F	2.332	HOTEL	10	24,750	247,500	198,000	239	45900	2	91,800	230	114	344	1.4
G	2.899	MULTI-FAMILY	6	54,000	324,000	259,200	312	84100	2	168,200	421	20	441	1.4
H	2.4803	THEATER	1	16,000	16,000	12,800						161	161	99.4
I	2.5344	RETAIL	1	21,630	21,630	17,304						85	85	254.5
4.2717 RIGHT OF WAY														
TOTAL														

NOTE:
MULTI-FAMILY, MIXED USE, COMMERCIAL, RETAIL, ENTERTAINMENT AND SUCH OTHER USES AS ARE PERMITTED IN THE BASE P-5 ZONE.



THIS IS AN ILLUSTRATION ONLY. DETAILS, TYPOLOGY, IMAGERY, USES, LOT COVERAGE, ROADWAY LOCATIONS, BUILDING HEIGHT, ETC. SUBJECT TO CHANGE PER THE TERMS OF THIS PDD.

BASTROP GATEWAY BASTROP, TEXAS



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MARCH 19, 2024

PDD MASTER PLAN

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SCALE: 1" = 200'

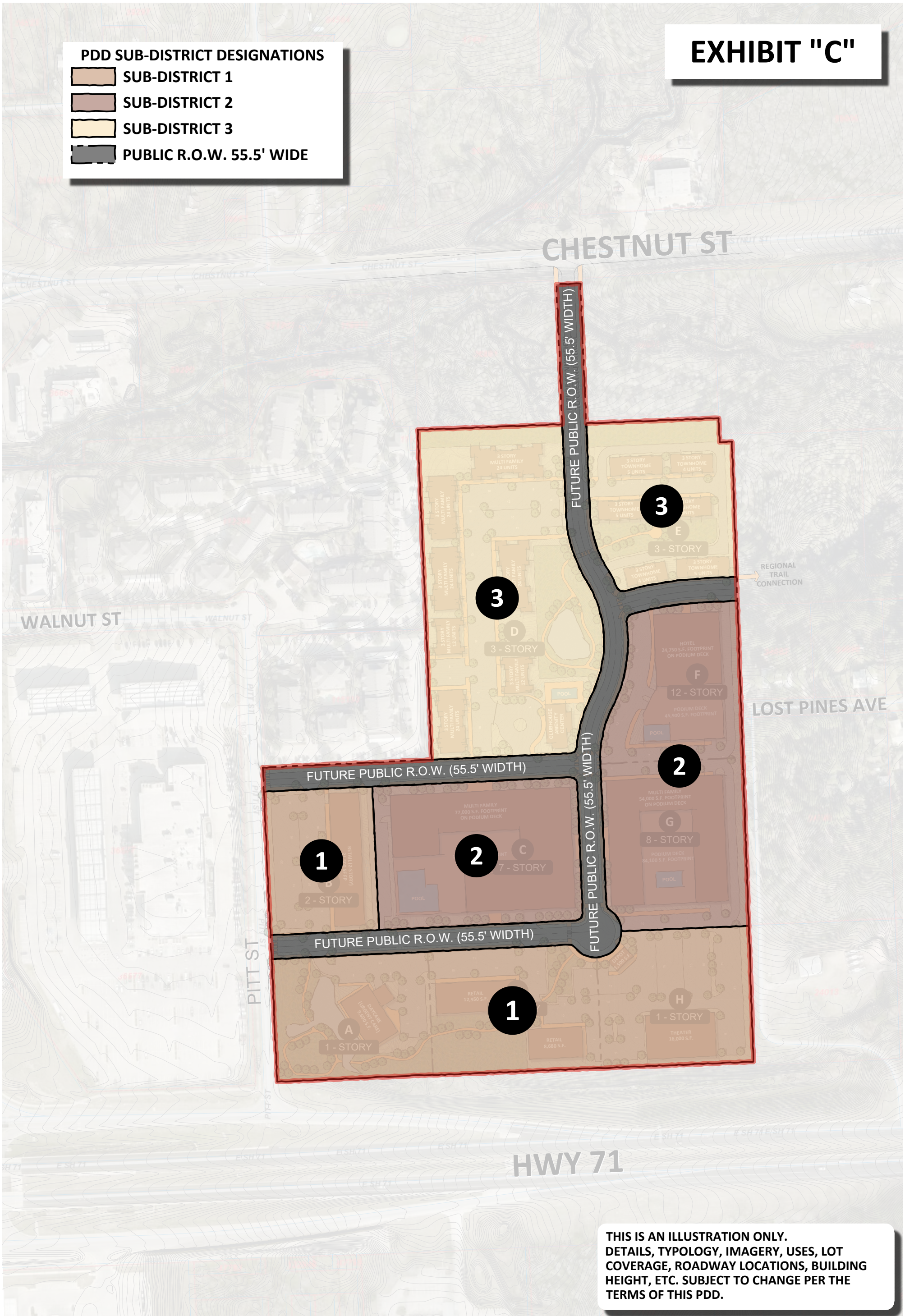


31.46 TOTAL ACRES

EXHIBIT "C"

PDD SUB-DISTRICT DESIGNATIONS

- SUB-DISTRICT 1
- SUB-DISTRICT 2
- SUB-DISTRICT 3
- PUBLIC R.O.W. 55.5' WIDE



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BASTROP GATEWAY BASTROP, TEXAS

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MARCH 19, 2024

PDD SUB-DISTRICT MAP



NORTH

SCALE: 1" = 200'

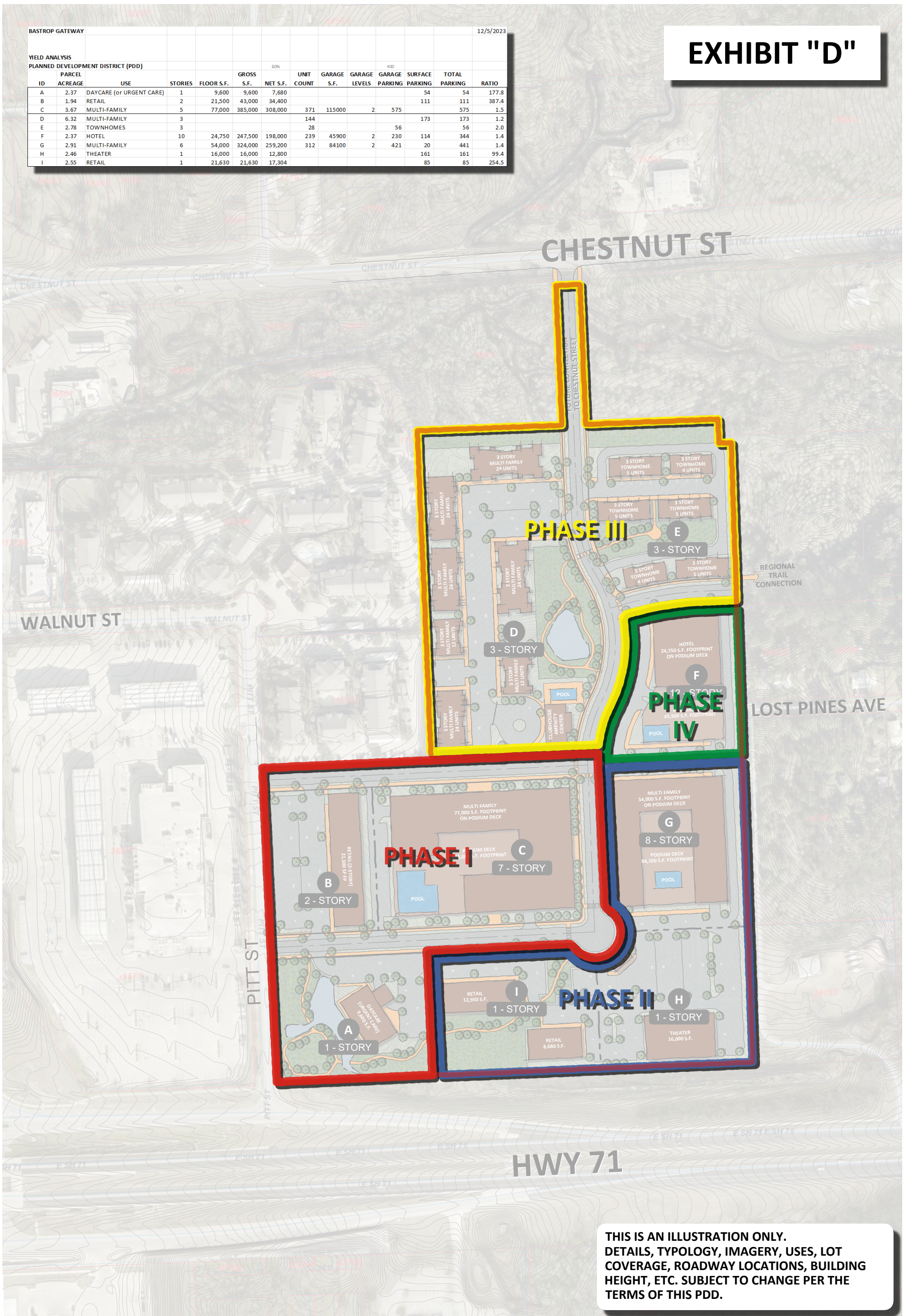


31.46 TOTAL ACRES

EXHIBIT "D"

YIELD ANALYSIS
PLANNED DEVELOPMENT DISTRICT (PDD)

ID	PARCEL ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	GARAGE S.F.	GARAGE LEVELS	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.37	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680					54	54	177.8
B	1.94	RETAIL	2	21,500	43,000	34,400					111	111	387.4
C	3.67	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000	2	575		575	1.5
D	6.32	MULTI-FAMILY	3				144				173	173	1.2
E	2.78	TOWNHOMES	3				28			56		56	2.0
F	2.37	HOTEL	10	24,750	247,500	198,000	239	45900	2	230	114	344	1.4
G	2.91	MULTI-FAMILY	6	54,000	324,000	259,200	312	84100	2	421	20	441	1.4
H	2.46	THEATER	1	16,000	16,000	12,800					161	161	99.4
I	2.55	RETAIL	1	21,630	21,630	17,304					85	85	254.5



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BASTROP GATEWAY BASTROP, TEXAS

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PDD MASTER PLAN PHASING

MARCH 19, 2024



SCALE: 1" = 200'

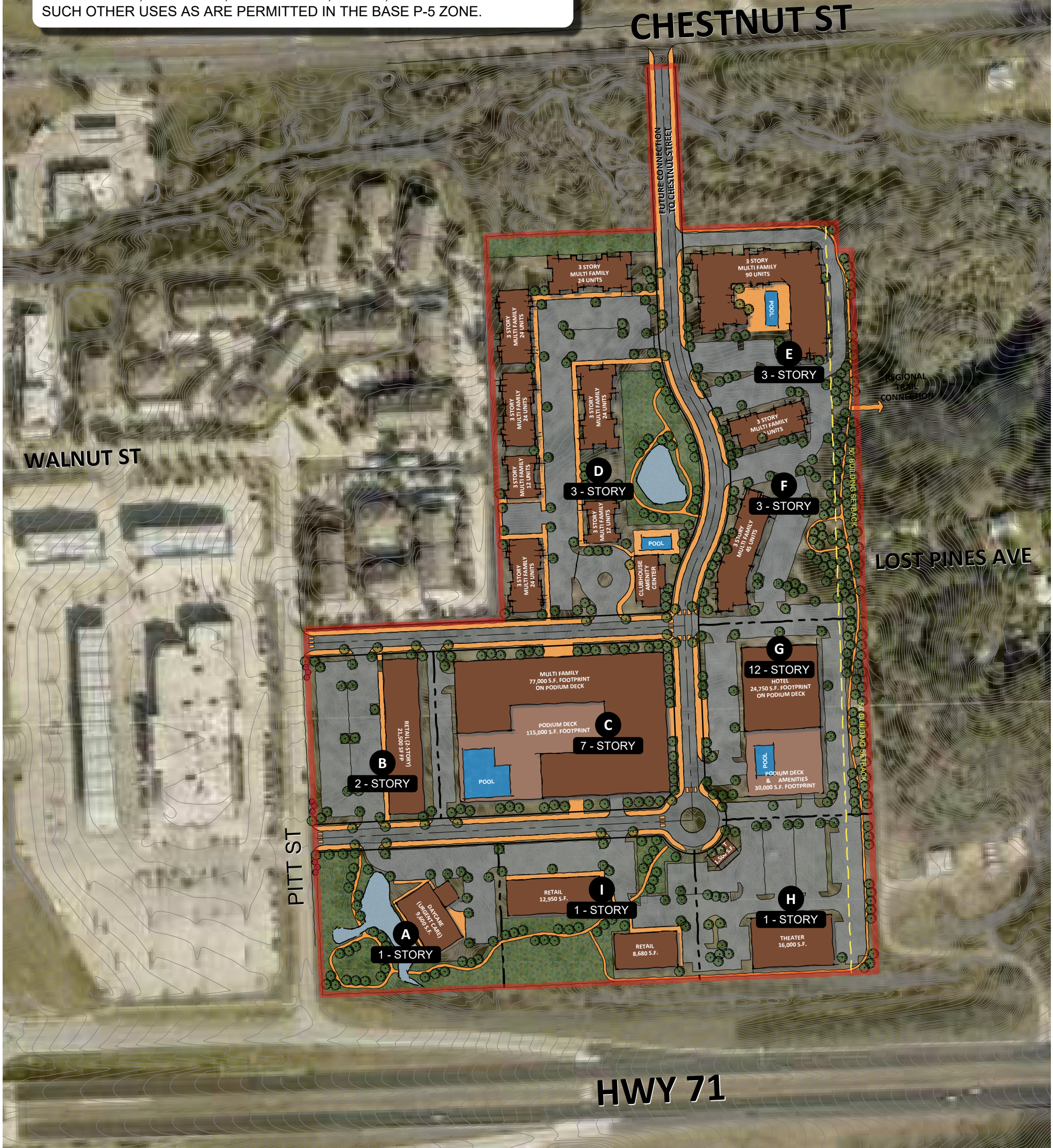


31.46 TOTAL ACRES

BASTROP GATEWAY											5/6/2024			
YIELD ANALYSIS														
PLANNED DEVELOPMENT DISTRICT (PDD)											80%			
ID	ACREAGE	USE	STORIES	FLOOR S.F.	GROSS S.F.	NET S.F.	UNIT COUNT	FLOOR S.F.	GARAGE LEVELS	GARAGE S.F.	GARAGE PARKING	SURFACE PARKING	TOTAL PARKING	RATIO
A	2.3530	DAYCARE (or URGENT CARE)	1	9,600	9,600	7,680						54	54	177.8
B	1.9115	RETAIL	2	21,500	43,000	34,400						111	111	387.4
C	3.5902	MULTI-FAMILY	5	77,000	385,000	308,000	371	115000	2	230,000	575		575	1.5
D	6.3289	MULTI-FAMILY	3	56,850	170,550	136,440	144					173	173	1.2
E-F	5.0925	MULTI-FAMILY	3	55,220	165,660	132,528	165					153	153	0.9
G	2.899	HOTEL	10	24,750	247,500	198,000	239	44300	2	88,600	222	114	336	1.4
H	2.4803	THEATER	1	16,000	16,000	12,800						161	161	99.4
I	2.5344	RETAIL	1	21,630	21,630	17,304						85	85	254.5
	4.2717	RIGHT OF WAY												
TOTAL	31.4615	PLANNED DEVELOPMENT DISTRICT												

HOTEL MOVED SOUTH

NOTE:
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BASTROP GATEWAY
BASTROP, TEXAS

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MAY 6, 2024

PDD MASTER PLAN



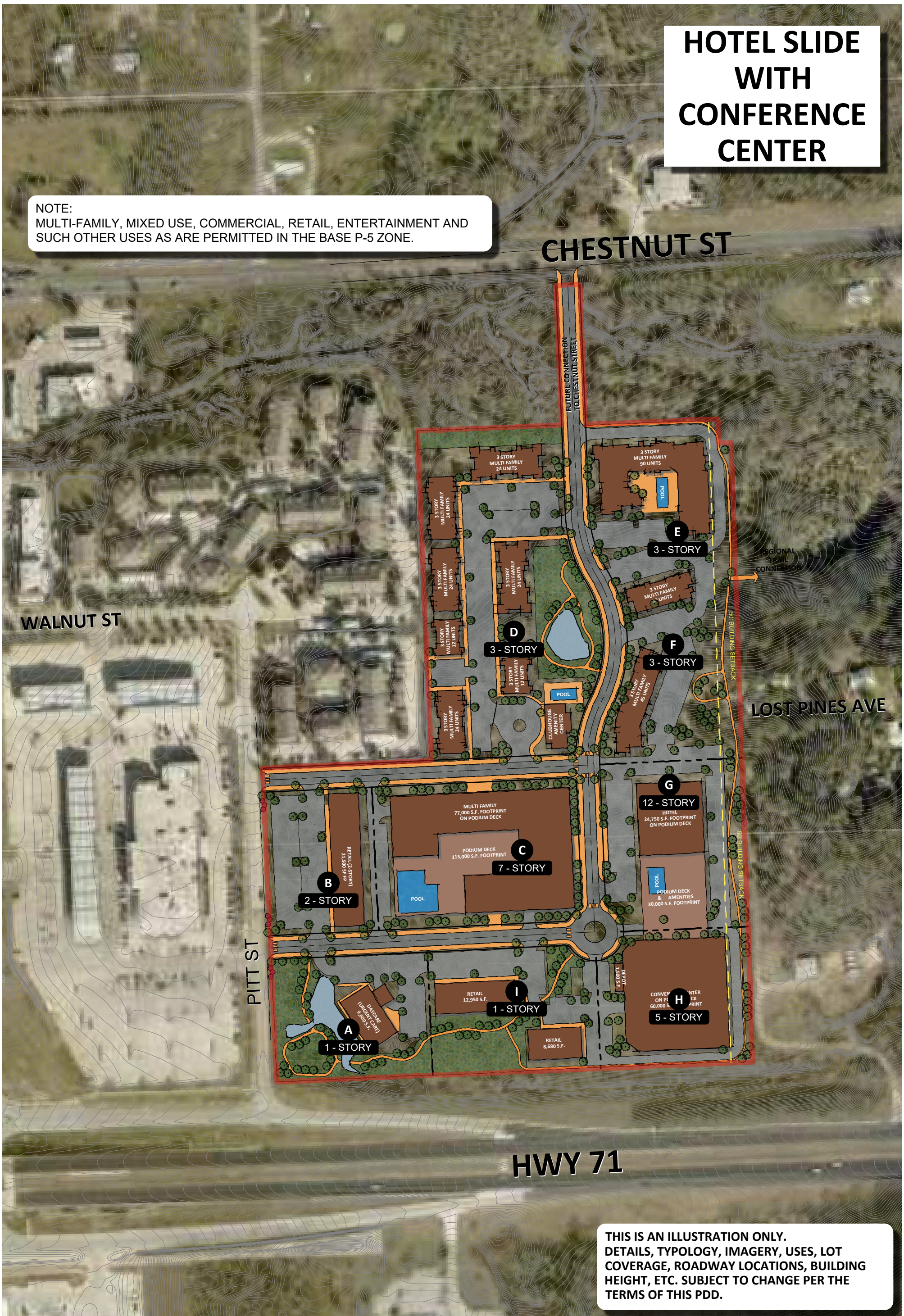
SCALE: 1" = 200'



31.46 TOTAL ACRES

HOTEL SLIDE WITH CONFERENCE CENTER

NOTE:
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BASTROP GATEWAY
BASTROP, TEXAS



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MAY 3, 2024

PDD MASTER PLAN



SCALE: 1" = 200'

0 100' 200' 400'

31.46 TOTAL ACRES

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