

Bastrop Planning and Zoning Commission Agenda

Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



March 28, 2024

Agenda - Planning and Zoning Commission 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 January 25, 2024, Planning and Zoning Commission Meeting.

3B. Consider action to approve Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas, as shown in Attachment 1.

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

3C. 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. Discussion on up-coming walking tour and joint workshop.
- 4B. Future development related items
- 4C. Development Services Department Monthly Project Volume Report.
- 4D. 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: March 22, 2024 at 12:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Kennedy Higgins
Kennedy Higgins, Senior Planner



Planning and Zoning STAFF REPORT

MEETING DATE: February 29, 2024

TITLE:

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

AGENDA ITEM SUBMITTED BY:

Melissa Gustafson, Development Services Technician

ATTACHMENTS:

- Meeting Minutes from January 25, 2024

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

The City of Bastrop Planning and Zoning Commission met Thursday, January 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
Judah Ross	Present
Ashleigh Henson	Present
David Barrow	Present
Gary Moss	Present
Jordan Scott	Absent
Patrice Parsons	Present

2. CITIZEN COMMENTS

There were no citizen comments at this time.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the December 21, 2023, Planning and Zoning Commission Meeting.

Commission Harris noted on behalf of Commission Moss that Commission Scott was present for the roll call in the minutes of the December 21, 2023, meeting and requested the minutes be amended to reflect his attendance.

Commissioner Ross made a motion to approve the minutes with the requested amendment. Commissioner Parson seconded the motion. The motion passed unanimously.

- 3B. Public hearing and consider action to recommend approval to adopt the 2024 Schedule of Uniform Submittal Dates for Site Development Plans, Zoning Concept Schemes, Plats, Public Improvement Plans, and Neighborhood Regulating Plans in accordance with the Bastrop Building Block (B3) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B3) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and forward to the February 13, 2024 City Council Meeting.

Presentation was made by Sylvia Carrillo, City Manager.

No public hearing was called. Discussion commenced between Commissioners and staff regarding the Schedule of Uniform Submittal Dates for clarification as to the need for the Schedule of Uniform Submittal Dates and if any changes were applicable.

Commission Moss made a motion to accept the Schedule of Uniform Submittal Dates as presented. Commission Ross seconded the motion. The motion passed unanimously.

4. UPDATES

4A. Future Development related items.

City Manager, Sylvia Carrillo presented information regarding the Code Rodeo taking place on Saturday, January 27, 2024. The Commissioners were invited to attend even in the event they had not RSVP'd previously.

Sylvia Carrillo announced that the Sign Ordinance would be a subject of review and discussion moving forward. Discussion commenced between the Commissioners and Staff regarding the primary concerns that would be discussed for the Sign Ordinance and Commissioners requested the upkeep of the signs be included in the discussions.

Sylvia Carrillo shared that the Fairview Cemetery Rezoning was approved by City Council.

4B. Development Services Department Monthly Project Volume Report.

Sylvia Carrillo presented the Monthly Project Volume Report for Development Services, showing the continued volume of permitting and applications being submitted to Development Services.

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

Commissioner Parsons requested the Mayor make a presentation to Planning and Zoning regarding the B3 Code. She also requested a tour for the Commissioners as previously discussed in prior meetings.

5. ADJOURNMENT

Commissioner Gary Moss made a motion to adjourn the meeting at 6:23 p.m. Commissioner Judah Ross seconded the motion. The motion passed unanimously.

Ishmael Harris, Chair

Judah Ross, Vice-Chair



STAFF REPORT

MEETING DATE: March 28, 2023

TITLE:

Consider action to approve Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas, as shown in Attachment 1.

AGENDA ITEM SUBMITTED BY:

Kennedy Higgins – Senior Planner, Development Services

ITEM DETAILS:

Site Address: West of Lovers Lane and South of Margie's Way
 Property ID: 61510
 Total Acreage: 25.01
 Legal Description: 25.01 acres out of the Stephen F. Austin, Abstract No. 2

Property Owner: Visara Asset Fund 2 LLC
 Agent Contact: Emma Hall

Existing Use: Vacant/Undeveloped
 Existing Zoning: P2
 Character District: NA
 Future Land Use: Parks and Open Space

BACKGROUND:

Before the Planning and Zoning Commission today is the Final Plat for Lovers Lane development. The Preliminary Plat for this development was approved by the Planning and Zoning Commission on 12/21/2023. The property owner is proposing to subdivide their 25.01 acre lot into 8 (eight) ½ acre lots, with 0.447 acres dedicated to right of way, the remainder will be 20.49 acres. The 8 lots will be single-family residential lots. The purpose of the final plat is so that the developer may recoup some of the upfront cost of the development while they wait for the extensions of City utilities to serve this area.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Connections to BC WCID # 2
Wastewater	N	OSSF
Drainage	Y	Drainage to remain unchanged
Transportation	Y	ROW dedication for Lovers Lane
Parks and Open Space	N	

Drainage

Pre and post development drainage boundaries and discharge point are proposed to remain the same. The existing drainage pattern will be maintained with basin runoff flowing east towards Lovers Lane on each lot. The proposed site will not be regraded. The site has proposed 0.543 acres of impervious cover, 10%, which is allowed by the place type. Place type P2 – Rural allows a maximum of 40% impervious cover.

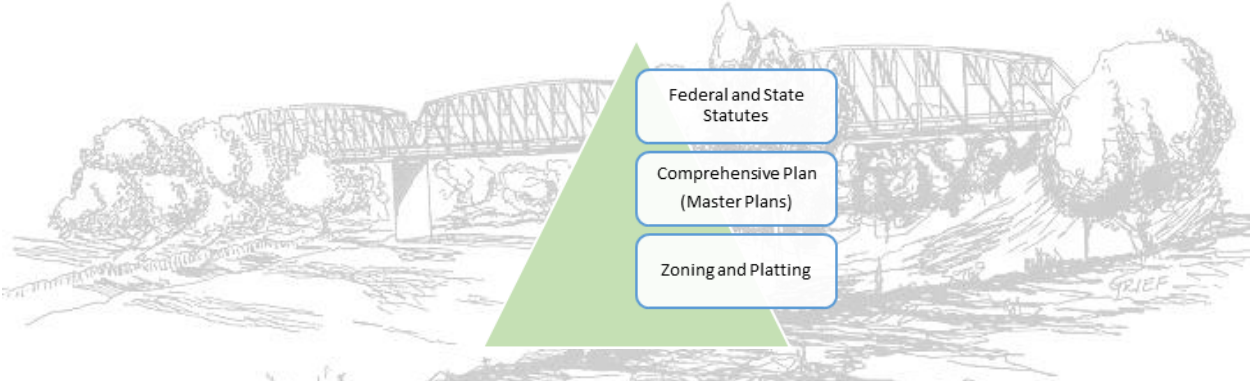
Utilities

Water service to the lots will be provided by Bastrop County WCID # 2. Wastewater will be via individual OSSF. Electric service provided by Bluebonnet Electric.

Traffic Impact and Streets

This Preliminary Plat creates a private drive off Lovers Lane and includes Right of Way dedication to Bastrop County for future widening of Lovers Lane.

POLICY EXPLANATION:



Texas 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 by the owner of the tract to be dedicated to public use must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped tract into 8 residential 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 is currently designated for Parks and Open Space on the Future Land Use Plan but is right next to proposed Rural Residential areas on the map.

- (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 plat includes right of way dedication for future widening of Lovers Lane.

- (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.

B³ Code – Chapter 1: Subdivisions

Section 1.3.002 Preliminary Plat

- (a) A Preliminary Plat is required if a property is being subdivided into 4 or more lots, right-of-way dedication with roadway improvements are required, and any public infrastructure is required.

A preliminary plat for this subdivision was approved by the Planning and Zoning Commission on 12/21/2023.

Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for Lovers Lane for compliance with subdivision and utility standards and deemed the plat administratively complete.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – The Parks and Open Space character area incorporates public park land, trails, and open space, as well as privately owned areas that have been set aside for the protection of natural resources, or for the common use and enjoyment of their uses. These areas are comprised of a mix of active recreation areas, passive open spaces, and conservation lands.

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 residence, 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 agriculture or other similar uses.

The final plat is currently designated for Parks and Open Space on the Future Land Use Plan but is right next to proposed Rural Residential areas on the map and meets the intent for Rural Residential.

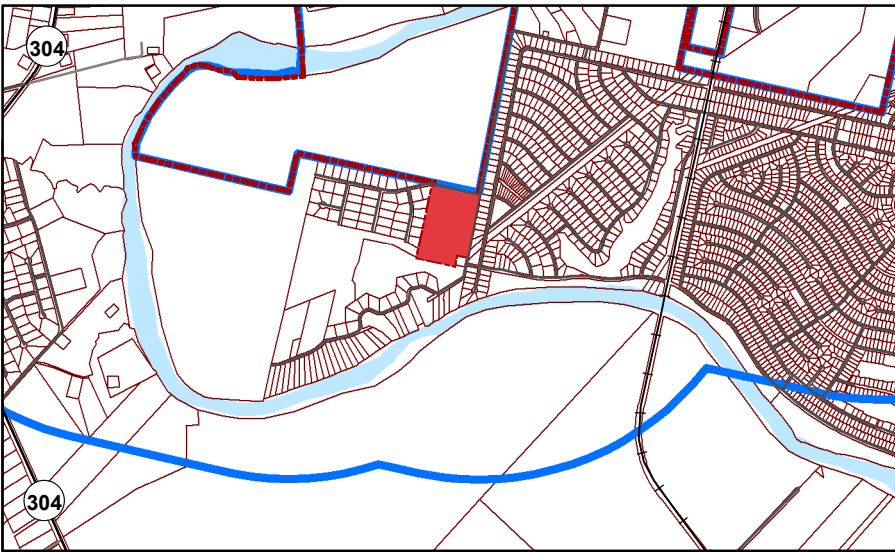
RECOMMENDATION:

Consider action to approve Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas, as shown in Attachment 1.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Lovers Lane Final Plat





**Lovers Lane
 Final Plat
 Location Map**

1 inch = 1,000 feet



Date: 03/19/2023

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 information, nor does it represent that its use will not infringe upon privately owned rights.





VICINITY MAP NOT TO SCALE

FINAL PLAT LOVERS LANE

BEING A 4.518 ACRE TRACT OF LAND OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, AND BEING OUT OF A CALLED 25.01 ACRE TRACT, DESCRIBED TO VISARA ASSET FUND 2, LLC IN DOCUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THE STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT WE, VISARA ASSET FUND 2, LLC, BEING THE OWNERS OF 25.01 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, AS CONVEYED TO US BY DEED RECORDED IN INSTRUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LOVERS LANE

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 _____ DAY OF _____, 20__ A.D.

JOSE ANGEL SANTOS
VISARA ASSET FUND 2, LLC
11215 CONROY LANE UNIT 1, MANCHACA TEXAS, 78652

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VISARA ASSET FUND 2, LLC, ACTING HEREIN THROUGH JOSE ANGEL SANTOS, ITS AGENT KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

UNDER MY HAND & SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
BASTROP COUNTY

KNOW ALL MEN BY THESE PRESENTS

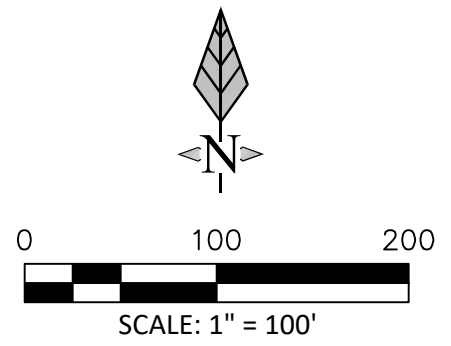
THAT I, GARRETT CAVAUOLO, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

STATE OF TEXAS
BASTROP COUNTY

KNOW ALL MEN BY THESE PRESENTS

THAT I, WILL BUZZELLI, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP, TEXAS AND THAT THE 100 YEAR FLOOD PLAIN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AND OR DRAINAGE RIGHT-OF-WAY, AS SHOWN HEREON.

WILL BUZZELLI, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 133535



CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD83, GEOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND NOT MEASURED ON THE GROUND. BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.0000026, US SURVEY FEET

METES & BOUNDS DESCRIPTION:

BEING A 4.518 ACRE TRACT OF LAND OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NUMBER 2, BASTROP COUNTY, TEXAS, AND BEING OUT OF A CALLED 25.01 ACRE TRACT, DESCRIBED TO VISARA ASSET FUND 2, LLC IN DOCUMENT NUMBER 202311190 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 25.01 ACRE TRACT, SAME BEING IN THE SOUTH RIGHT OF WAY LINE OF MARGIE'S WAY, AN 80 FOOT WIDE RIGHT OF WAY PER RIVER MEADOWS PHASE 1, A MAP OR PLAT THEREOF RECORDED UNDER CABINET 4, PAGE 16-8 OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND SAME BEING IN THE WEST RIGHT OF WAY LINE OF LOVERS LANE, AN APPARENT 45 FOOT WIDE RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE, S 11°12'48" W, WITH THE WEST RIGHT OF WAY OF LOVERS LANE, SAME BEING THE EAST LINE OF SAID 25.01 ACRE TRACT, FOR A DISTANCE OF 1,112.54 FEET TO AN IRON ROD WITH CAP FOUND FOR THE NORTHERLY SOUTHEAST CORNER OF SAID 25.01 ACRE TRACT, SAME BEING IN THE NORTHEAST CORNER OF A CALLED 0.918 ACRE TRACT, DESCRIBED TO PALMS PROPERTIES, LLC IN DOCUMENT NUMBER 201700307 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.1);

THENCE, N 78°24'34" W, WITH THE NORTH LINE OF SAID 0.918 ACRE TRACT, SAME BEING A SOUTHWEST LINE OF SAID 25.01 ACRE TRACT, FOR A DISTANCE OF 17.50 FEET TO A 1/2" IRON ROD WITH "MCS 6714" CAP, SET FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF THE 17.50 FOOT WIDE (0.447 AC) STRIP DEDICATED FOR RIGHT OF WAY (ROW) HEREIN;

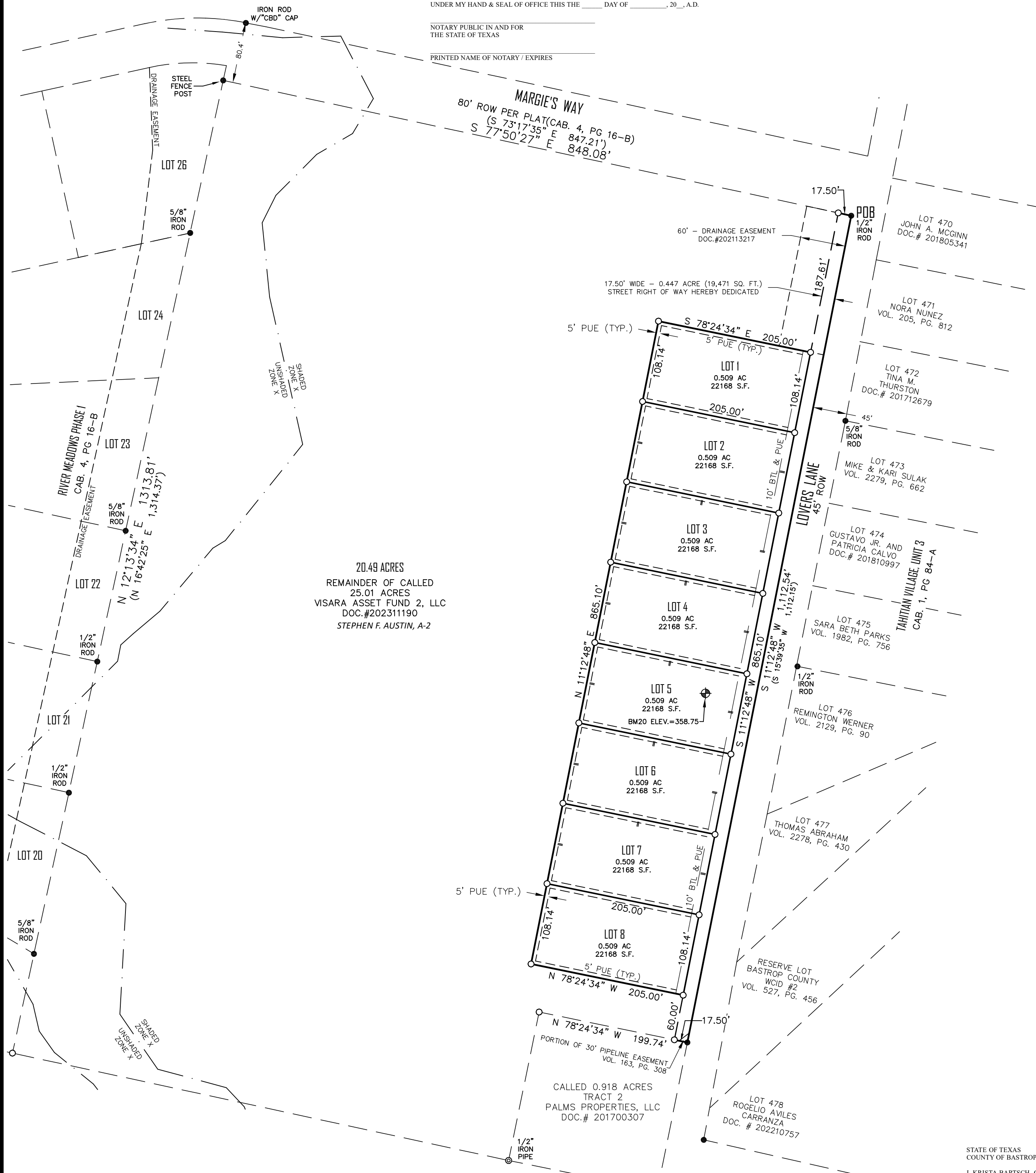
THENCE, OVER AND ACROSS SAID 25.01 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- N 11°12'48" E, 60.00 TO A 1/2" IRON ROD WITH "MCS 6714" CAP SET.
- N 78°24'34" W, 205.00 TO A 1/2" IRON ROD WITH "MCS 6714" CAP SET.
- N 11°12'48" E, 865.10 TO A 1/2" IRON ROD WITH "MCS 6714" CAP SET.
- S 77°50'27" E, 205.00 TO A 1/2" IRON ROD WITH "MCS 6714" CAP SET.
- N 11°12'48" E, 187.61 TO A 1/2" IRON ROD WITH "MCS 6714" CAP SET IN THE NORTH LINE OF SAID 0.918 ACRE TRACT, SAME BEING IN THE SOUTH RIGHT OF WAY LINE OF SAID MARGIE'S WAY.
- S 77°50'27" E, WITH THE NORTH LINE OF SAID 25.01 ACRE TRACT, SAME BEING THE SOUTH RIGHT OF WAY LINE OF MARGIE'S WAY, FOR A DISTANCE OF 17.50 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 4.518 ACRES OF LAND, MORE OR LESS.

AREA SUMMARY TABLE	
RESIDENTIAL (8 LOTS)	4.071 AC
DEDICATED R.O.W.	0.447 AC
REMAINING PARENT TRACT	20.49 AC

GENERAL NOTES:

- BENCHMARK #20
ELEVATION: 358.75' NAVD83, GEOD18
DESCRIPTION: SQUARE CUT IN CONCRETE PAD LOCATED APPROXIMATELY 659 FEET S 16°58' W FROM THE NORTHEAST CORNER (POB) OF THE SUBJECT PROPERTY, (SHOWN HEREON)
- UTILITY SERVICE PROVIDERS:
- WATER SERVICE IS PROVIDED BY: BASTROP COUNTY WCID#2
- WASTEWATER SERVICE IS PROVIDED BY:
- INDIVIDUAL ON-SITE SEWAGE FACILITIES (O.S.S.F.)
- ELECTRIC SERVICE IS PROVIDED BY: BLUEONNET ELECTRIC
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF BASTROP
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF BASTROP
- BUILDING SETBACKS AND BUILD TO LINES WILL BE IN ACCORDANCE TO THE CITY OF BASTROP CODE OF ORDINANCES AND REQUIREMENTS.
- THE 17.50 FOOT WIDE RIGHT-OF-WAY DEDICATION SHOWN HEREON IS DEDICATED TO BASTROP COUNTY FOR FUTURE ROAD EXPANSION.
- BENCHMARK #20 - ELEVATION: 358.75' NAVD83, GEOD18 - DESCRIPTION: SQUARE CUT IN CONCRETE PAD LOCATED APPROXIMATELY 659 FEET S 16°58' W FROM THE NORTHEAST CORNER (POB) OF THE SUBJECT PROPERTY.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON: DECEMBER 21, 2023.
- 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 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 NEW 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.
- PER FEMA, THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN "SHADED ZONE X", AS SHOWN ON F.I.R.M. PANEL NO.480210355F, BASTROP COUNTY, TEXAS DATED 5/9/2023. PER FEMA, SHADED ZONE X IS A FLOOD HAZARD AREA, LOCATED WITHIN THE 0.2% ANNUAL CHANCE OF 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 (TABAA).
- 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.



20.49 ACRES
REMAINDER OF CALLED
25.01 ACRES
VISARA ASSET FUND 2, LLC
DOC.#202311190
STEPHEN F. AUSTIN, A-2

MARGIE'S WAY
80' ROW PER PLAT (CAB. 4, PG 16-B)
(S 73°17'35" E 847.21')
(S 77°50'27" E 848.08')

LEGEND

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- 10' BUILD TO LINE (BTL) EASEMENT
- FEMA FLOOD ZONE
- 1/2" IRON ROD W/ "MCS 6714" CAP SET
- BOUNDARY MARKER FOUND (AS NOTED)
- BENCHMARK SET
- DOCUMENT NUMBER BASTROP COUNTY OFFICIAL PUBLIC RECORDS
- VOLUME AND PAGE BASTROP COUNTY DEED RECORDS
- CABINET AND PAGE BASTROP COUNTY PLAT RECORDS
- ACREAGE
- POINT OF BEGINNING
- SQUARE FEET

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

APPROVED: _____ ATTEST: _____
PLANNING & ZONING COMMISSION CHAIRPERSON CITY SECRETARY

STATE OF TEXAS
COUNTY OF BASTROP

I, KRISTA BARTSCH, 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 _____, 2024, 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 _____, 2024, A.D.
DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS



STAFF REPORT

MEETING DATE: March 28, 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.

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.”

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

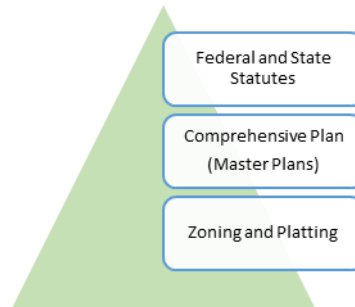
Wastewater and water service (domestic and fire) will be provided by the City of Bastrop via line extensions, exact locations to be determined prior to platting. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) 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 03/06/2024, Zoning Change signs were visibly placed in the front of the property on 03/13/2024 and notice was sent to property owners within 600 feet of the property boundary on 03/07/2024. 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.

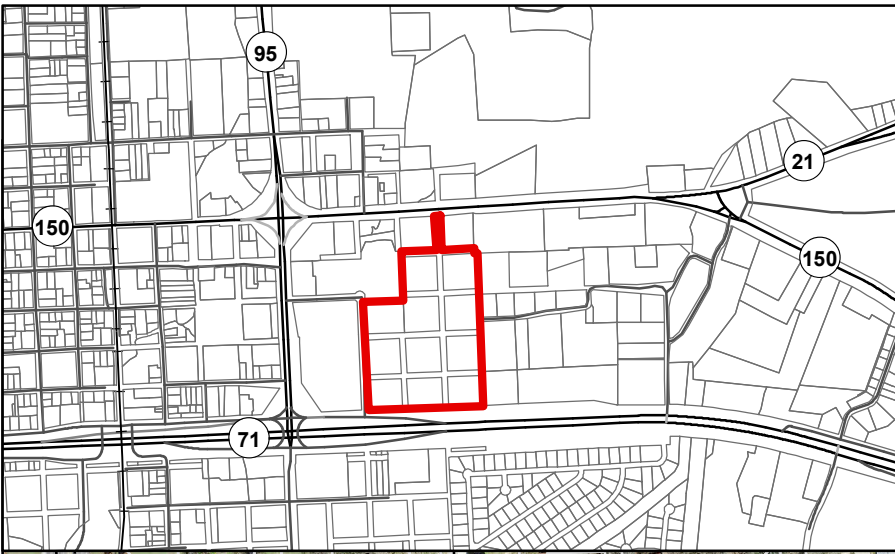
Representative land uses that are appropriate in Transitional Residential include multifamily apartments which are proposed within Bastrop Gateway. Also proposed are commercial uses that are intended to serve the neighborhood including retail.

RECOMMENDATION:

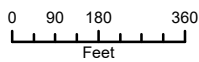
Hold public hearing and consider action on a recommendation for the Bastrop Gateway Zoning Concept Scheme, changing the zoning for 31.4559 +/- acres out of the A11 Bastrop Town Tract from P2 Rural and P5 Core to a Planned Development District (PDD) with a base district of P5 Core, as shown on Attachment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

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Bastrop Gateway PDD
- Attachment 3: PDD Exhibits



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.

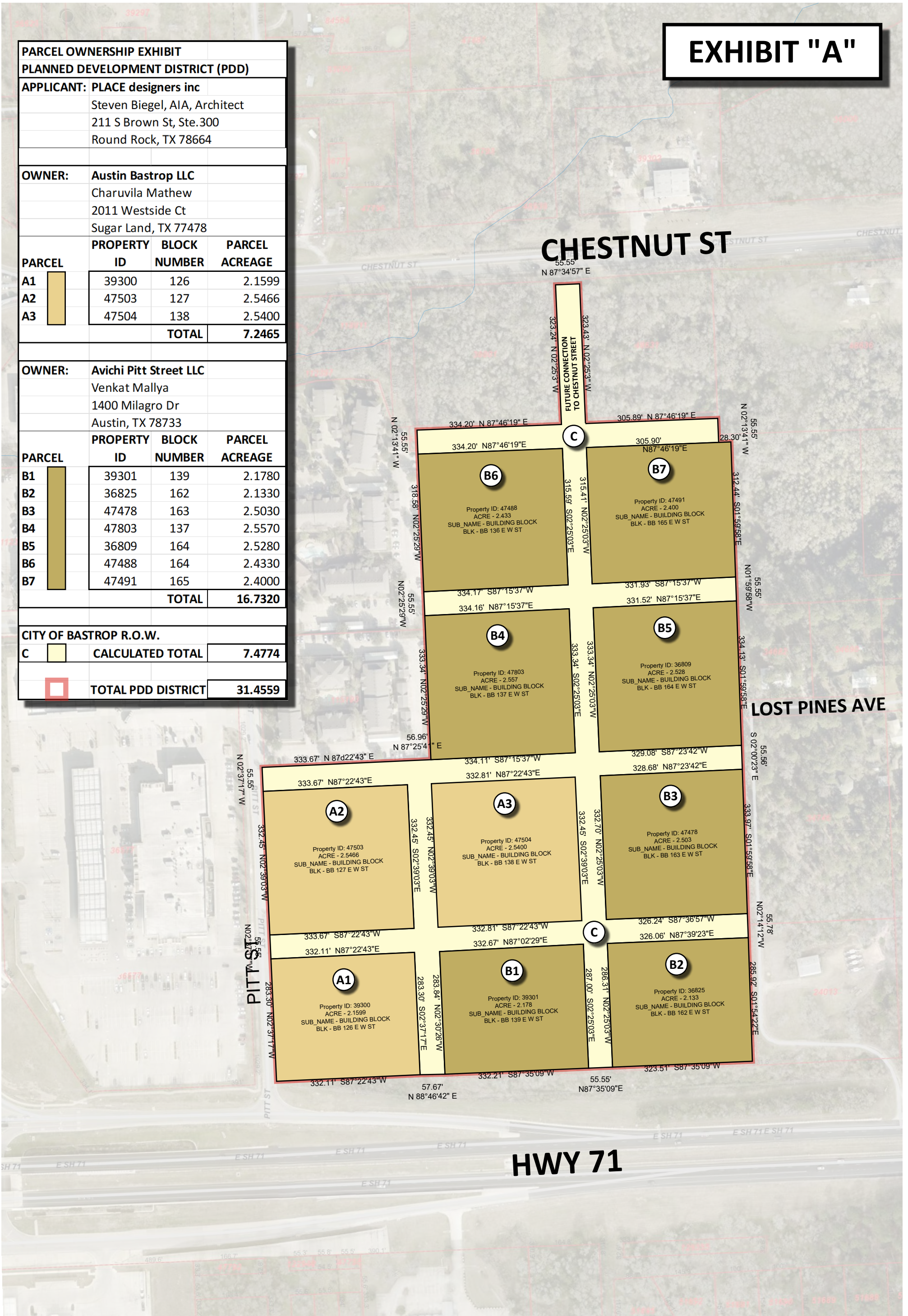
7 LIST OF EXHIBITS

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

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
T: [512] 238 8912 | F: [512] 238 8913 | PLACEdesigners.com

MARCH 19, 2024 PDD OWNERSHIP & R.O.W. EXHIBIT

SCALE: 1" = 200'



NORTH

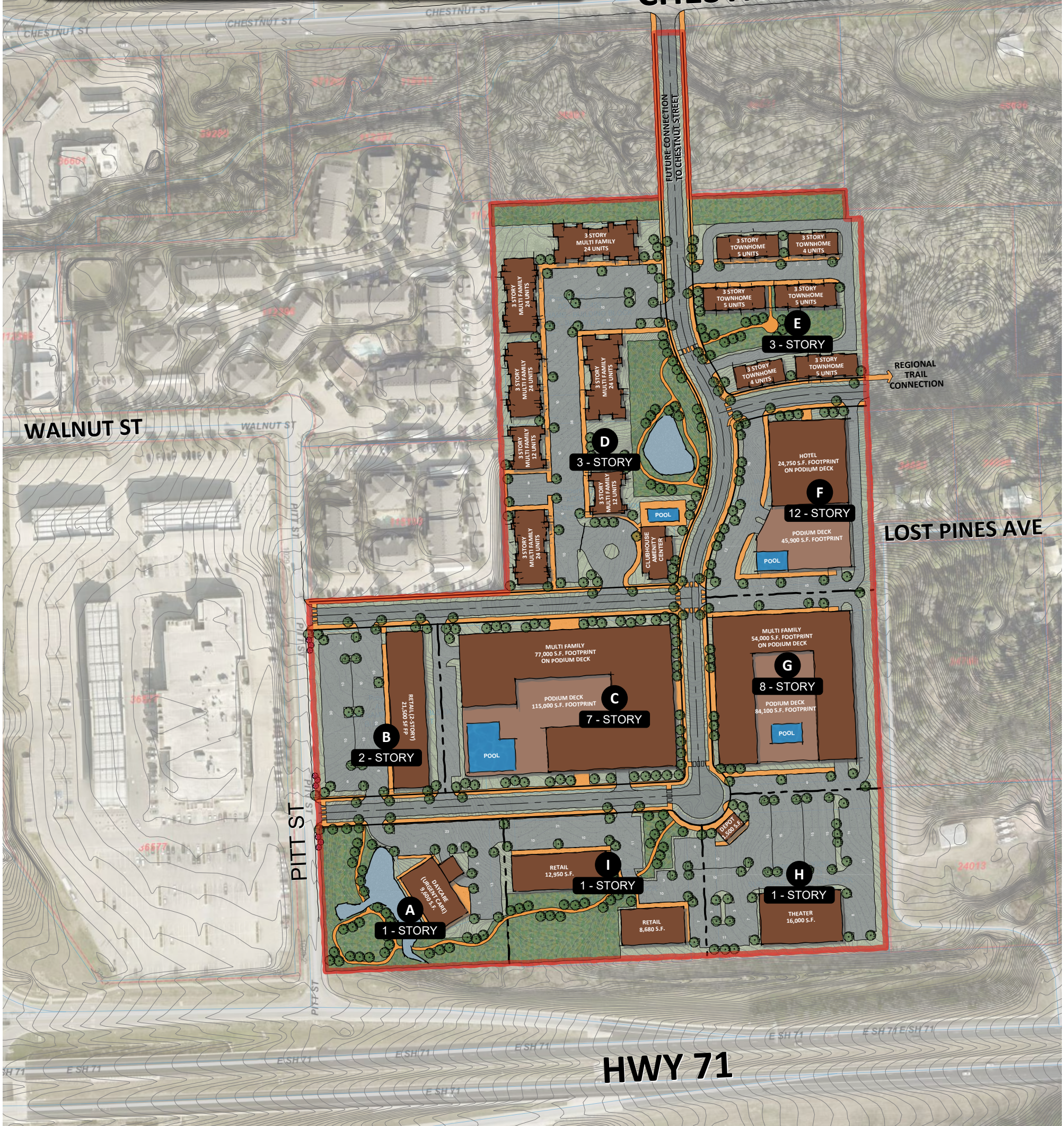


31.46 TOTAL ACRES

EXHIBIT "B"

BASTROP GATEWAY											2/15/2024				
YIELD ANALYSIS															
PLANNED DEVELOPMENT DISTRICT (PDD)											80%				
ID	PARCEL	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				31.4615		PLANNED DEVELOPMENT DISTRICT									

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



PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
T: [512] 238 8912 | F: [512] 238 8913 | PLACEdesigners.com

MARCH 19, 2024

PDD MASTER PLAN

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SCALE: 1" = 200'

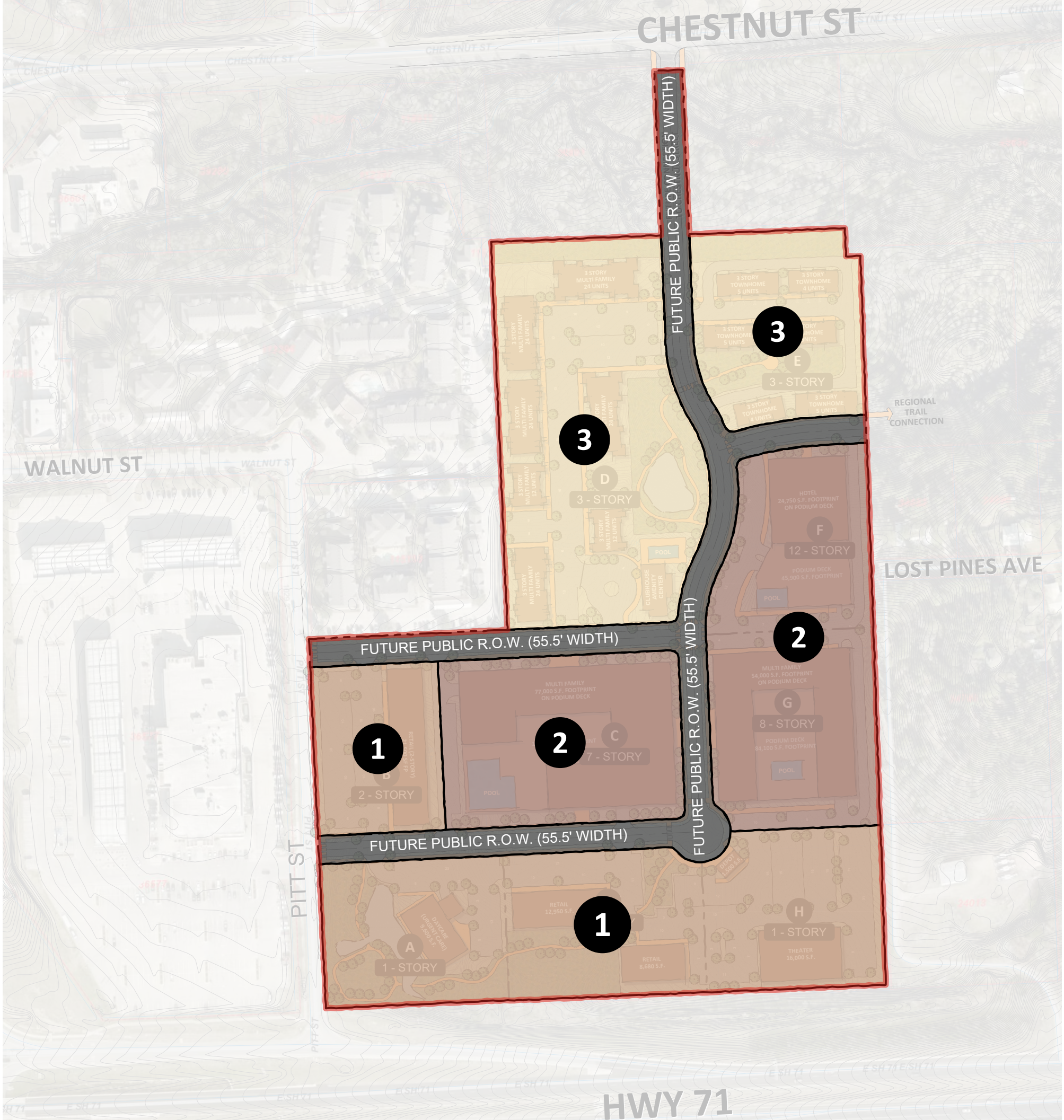


31.46 TOTAL ACRES

EXHIBIT "C"

PDD SUB-DISTRICT DESIGNATIONS

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



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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PLACE designers, inc.

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

211 S. BROWN | SUITE 300 | ROUND ROCK | TX | 78664
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MARCH 19, 2024

PDD SUB-DISTRICT MAP



SCALE: 1" = 200'

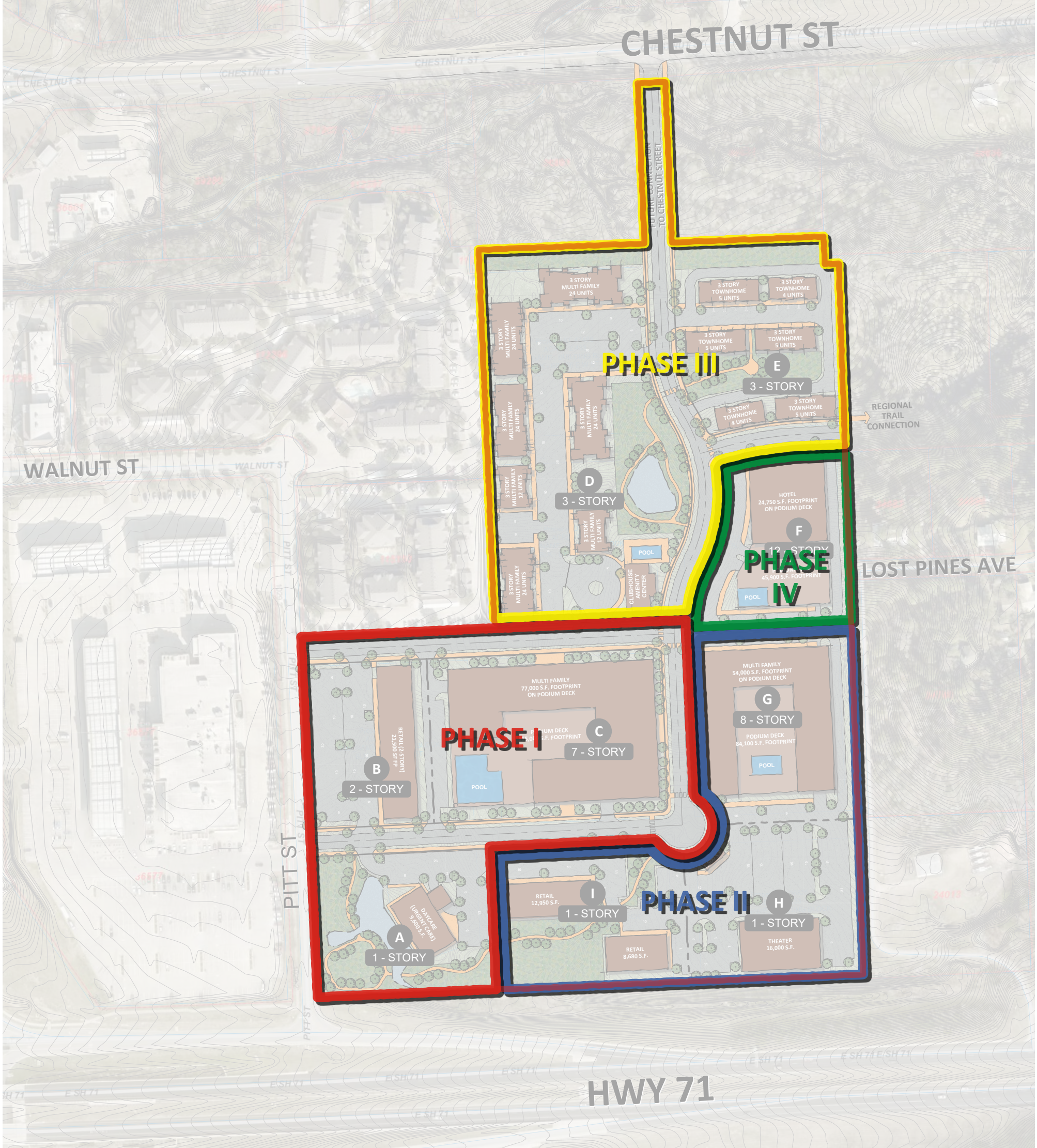
0 100' 200' 400'

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



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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PDD MASTER PLAN PHASING

MARCH 19, 2024



SCALE: 1" = 200'



31.46 TOTAL ACRES

All information furnished regarding this property is from sources deemed reliable. However, Consultant has not made an independent investigation of these sources and no warranty or representation is made by Consultant as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change.