

ORDINANCE 2023-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE ZONING CHANGE FOR 1.998 ACRES OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT 98, BASTROP COUNTY, TEXAS FROM P2 RURAL TO P5 CORE; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (City) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, on or about January 30, 2023, Adam Gates submitted a request for zoning modifications for certain properties located at the Northwest corner of Highway 71 and 969 described as a 1.998 acre tract of land out of the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas which is more particularly shown and described in Attachment A ("Property"); and

WHEREAS, City Council has reviewed the request for zoning modifications, and finds the request to be reasonable and proper under the circumstances; and

WHEREAS, the City Staff has reviewed the request for zoning modifications, and finds it to be justifiable based upon the Future Land Use Designation for this Property which is General Commercial, as shown in Attachment B, which allows for a wide range of commercial and retail uses; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City of Bastrop Planning and Zoning Commission (P&Z) on February 23, 2023; and

WHEREAS, in accordance with Texas Local Government Code Chapter 211, public notice was given, and a public hearing was held before the City Council regarding the requested zoning modification; and

WHEREAS, Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that are for good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council recognizes changed conditions and circumstances in the particular location; and

WHEREAS, after consideration of public input received at the hearing, the information provided by the Applicants, and all other information presented, City Council finds that it necessary and proper to enact this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS THAT:

Section 1: The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

Section 2: The Property, a 1.998 acre tract of land out of the Nancy Blakey Survey, Abstract 98, Bastrop County, Texas more particularly shown and described in Attachment A which is attached and incorporated herein, is hereby rezoned from P2 Rural to P5 Core. The City Manager is hereby authorized to promptly note the zoning change on the official Zoning Map of the City of Bastrop, Texas.

Section 3: All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

Section 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

Section 5: The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance. Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

Section 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

Section 7: This Ordinance shall be effective immediately upon passage and publication.

[Signatures on following page]

READ & ACKNOWLEDGED on First Reading on this the 28th day of March 2023.

READ & ADOPTED on Second Reading on this the 11th day of April 2023.

APPROVED:


Connie B. Schroeder, Mayor

ATTEST:


Ann Franklin, City Secretary

APPROVED AS TO FORM:


Alan Bojorquez, City Attorney

ATTACHMENT A

ATTACHMENT B

GENERAL WARRANTY DEED

STATE OF TEXAS, *
* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BASTROP. *

That, W. G. K. ENTERPRISES, INC., a Texas corporation, acting by and through WILBURN KIRSCH, President, hereinafter referred to as GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to me in hand paid by WILBURN KIRSCH and wife, CAROL KIRSCH, of Bastrop County, Texas, hereinafter referred to as GRANTEES, the receipt of all of which is hereby acknowledged and confessed, no part of which consideration is secured by a lien either expressed or implied, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said GRANTEES the following described real property, to-wit:

Being a 1.192 acre tract or parcel of land out of and being a part of the Nancy Blakey Survey A-98, in Bastrop County, Texas, and being a part of that certain tract said to contain 2.001 acres in a deed from Quinton F. Geltmeier and wife, Jesse Mae Geltmeier to W.G.K. Enterprises, Inc., dated June 27, 1986, recorded in Volume 425, Page 350, Official Records of Bastrop County, Texas; said 1.192 acre tract or parcel being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

This conveyance is expressly made and accepted subject to the following:

1. Utility easement dated May 24, 1950, executed by Annie P. Erhard, et.vir., to L.C.R.A. recorded in Volume 103, Page 591, Deed Records of Bastrop County, Texas.
2. Utility easement dated September 18, 1961, executed by Annie P. Erhard, et.vir., to L.C.R.A. recorded in Volume 155, Page 232, Deed Records of Bastrop County, Texas.
3. Any and all other mineral and royalty reservations and leases, covenants, conditions, restrictions, easements, plats and all other conditions of record, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Bastrop County, Texas, to the extent and only to the extent the same are valid and subsisting, and subject to any apparent easement not recorded of record and applicable to such property.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEES, their heirs and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said GRANTEES, their heirs and assigns, against every person whomsoever claiming or to claim the same, or any part thereof.

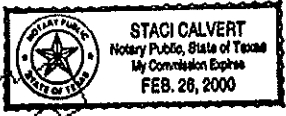
EXECUTED this 12 day of March, 1997.

W. G. K. ENTERPRISES, INC. a
Texas corporation:

By: Wilburn Kirsch
WILBURN KIRSCH, President

STATE OF TEXAS, *
*
COUNTY OF BASTROP. *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 12th
day of March, 1997, by W. G. K. ENTERPRISES, INC.,
by WILBURN KIRSCH, its President.



Staci Calvert
NOTARY PUBLIC STATE OF TEXAS

Star Rt. Box 11A
Bastrop, Tex. 78602

Unofficial Document

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET
BASTROP, TEXAS 78602
(512) 321-5476 Fax (512) 303-5476

FIELD NOTES FOR A 1.192 ACRE TRACT IN THE NANCY BLAKEY SURVEY IN BASTROP COUNTY, TEXAS.

Being a 1.192 acre tract or parcel of land out of and being a part of the Nancy Blakey Survey, A-98, in Bastrop County, Texas, and being a part of that certain tract said to contain 2.001 acres in a deed from Quinton F. Geltmeier and wife, Jesse Mae Geltmeier to W. G. K. Enterprises, Inc. dated June 27, 1986, recorded in Vol. 425, Page 350, Bastrop County Deed Records. Herein described tract or parcel being more particularly described by metes and bounds as follows:

COMMENCING for reference at a concrete monument found at the intersection of the north line of State Highway No. 71 with the west cut-back line of Farm to Market Road No. 969, the southeast corner of the said 2.001 acre tract.

THENCE with the east line of the said 2.001 acre tract and west cut-back line of Farm to Market Road No. 969, N 16 deg. 36 min. 58 sec. E, 204.78 feet to a 5/8 inch iron rod set in a fence line for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE crossing said 2.001 acre tract with said fence line, S 84 deg. 14 min. 52 sec. W, 224.08 feet to a 1/2 inch iron rod found at a fence corner in the west line of same for the southwest corner of this tract.

THENCE with the west line of the said 2.001 acre tract, N 01 deg. 55 min. 52 sec. W, 241.58 feet to the northwest corner of same, a 1/2 inch iron rod found in a fence line in the south line of the John B. Duff, Trustee, 469.652 acre tract described in a deed recorded in Vol. 662, Page 527, Bastrop County Deed Records, for the northwest corner of this tract.

THENCE with the south line of the Duff Tract and north line of the said 2.001 acre tract, N 89 deg. 33 min. 00 sec. E, 200.56 feet to a 1/2 inch iron rod found at a fence corner where same corner in the curving west line of Farm to Market Road No. 969, for the northeast corner of this tract.

THENCE with the east line of the said 2.001 acre tract and west line of Farm to Market Road No. 969 along a curve to the left whose radius is 2904.79 feet; whose central angle is 03 deg. 18 min. 13 sec.; whose long chord bears S 16 deg. 50 min. 41 sec. E, 167.46 feet; 167.48 feet along the arc to a 1/2 inch iron rod found at end of said curve.

THENCE continuing with the west cut-back line of Farm to Market Road No. 969 and east line of the said 2.001 acre tract, S 16 deg. 36 min. 58 sec. W, 62.91 feet to the POINT OF BEGINNING, containing 1.192 acres of land.

Dale L. Olson
Dale L. Olson
Registered Professional
Land Surveyor
Reg. No. 1753

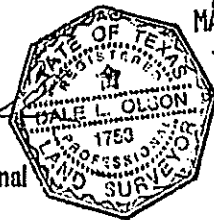


EXHIBIT "A"

FILED
MAR 12 1997
10:40 A.M.

Shirley Wilhelm
COUNTY CLERK
BASTROP COUNTY, TEXAS

ORDER

STATE OF TEXAS COUNTY OF BASTROP
I hereby certify that this instrument
was FILED on the date and time stamped
MAR 12 1997 and was duly RECORDED in
the Volume and Page of the public
RECORDS of Bastrop County, Texas, as
stamped hereon by me on



MAR 19 1997
Shirley Wilhelm
COUNTY CLERK
BASTROP COUNTY, TEXAS

Exhibit A

ADAM WORD GATES
ARCHITECTURE STUDIO

CITY OF BASTROP REQUIRED SIGNATURES

OWNER: STYVE CLASSICH

OWNER: MARISSA CLASSEN

ARCHITECT: ADAM WORD GATES, AIA

CIVIL ENGINEER: PAUL VIKTORIN

CITY OF BASTROP ENGINEER

BASTROP AUTOMOTIVE
ZONING AND DRAINAGE CONCEPT SCHEMIES

118 FM 969
Bastrop, TX 78602

INDEX OF DRAWINGS		
NUMBER	NAME OF SHEET	
R0 GENERAL	ZONING CONCEPT CONFORM	
C01	CONSENT	
C02	PROJECT INFORMATION	
D0	PRELIMINARY L.P.A.	
D01	PROPOSED DEVELOPMENT AREA MAP	
D02	PROPOSED DEVELOPMENT AREA MAP	
D03	PROPOSED DEVELOPMENT AREA MAP	
D04	PROPOSED DEVELOPMENT AREA MAP	
D05	PROPOSED DEVELOPMENT AREA MAP	
D06	PROPOSED DEVELOPMENT AREA MAP	
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D48	PROPOSED DEVELOPMENT AREA MAP	
D49	PROPOSED DEVELOPMENT AREA MAP	
D50	PROPOSED DEVELOPMENT AREA MAP	

AWG STUDIO
Adam W. Gates, AIA
346 Holiday Ave.
San Antonio, TX 78210
P: 512.523.8149
E: ajgates@avgstudio.com

LET US ASSIST YOU IN REVISIONS, NOT REVISIONS ON REVISIONS

PROJECT GOAL

TO INCORPORATE ZONING REVISIONS TO THE PROJECT AT 113 FM 969, AN AUTOMOBILE SALES CENTER ADJACENT TO THE ADJACENT SITE TO THE PROJECT AT 113 FM 969, AN AUTOMOBILE SALES CENTER TO THE ADJACENT SITE.

APPLICABLE CODES

- BASTROP BUILDING BLOCK (B) CODE
- BASTROP ZONING MANUAL
- BASTROP CODE
- STATEWIDE ADVANCED DESIGN MANUAL
- LOCAL TRANSPORTATION PLAN CHAPTERS 5
- BASTROP CODE OF ORDINANCES

PREVIOUS ENGAGEMENT

AUTOMOBILE SALES CENTER – 113 FM 969 & 964 W HWY 71
November 2, 2022

ATTENDANCE:
Adam W. Gates, AIA
Justin Gates, AIA
Adam W. Gates, AIA
Justin Gates, AIA
Adam W. Gates, AIA
Justin Gates, AIA

LEGAL DESCRIPTION

1.82 ACRES WITHIN THE MARY BLANKY SURVEY, ABSTRACT NO. 84, BASTROP COUNTY, TEXAS

1.1417 ACRES, TRACT 10802

PROPERTY ID: TMCZ

DEVELOPER ID: RRRBY

DATA ACRES WITHIN THE MARY BLANKY SURVEY, ABSTRACT NO. 84, BASTROP COUNTY, TEXAS

464 W. FM 71, TRACT 10802

PROJECT ID: 2023

DEVELOPER ID: RRRBY

INDEX OF DRAWINGS

NUMBER NAME OF SHEET

R0 GENERAL ZONING CONCEPT CONFORM

C01 CONSENT

C02 PROJECT INFORMATION

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D01 PROPOSED DEVELOPMENT AREA MAP

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D46 PROPOSED DEVELOPMENT AREA MAP

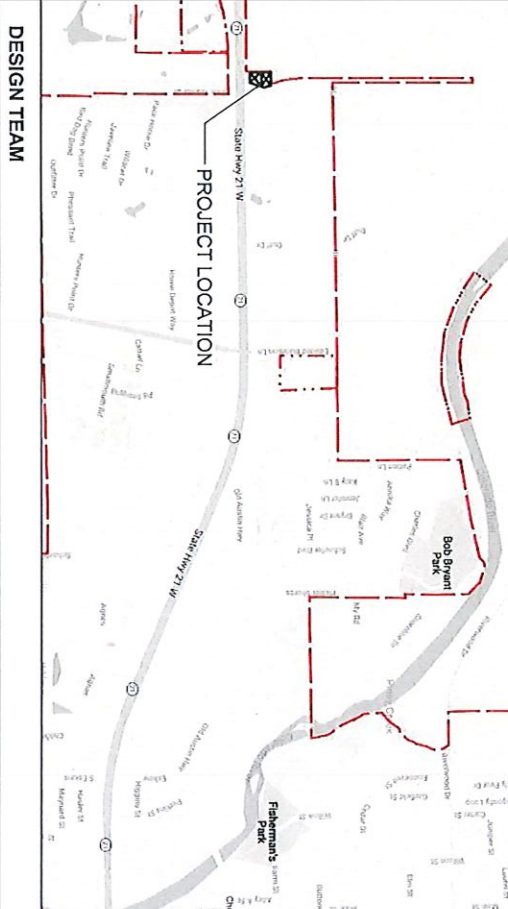
D47 PROPOSED DEVELOPMENT AREA MAP

D48 PROPOSED DEVELOPMENT AREA MAP

D49 PROPOSED DEVELOPMENT AREA MAP

D50 PROPOSED DEVELOPMENT AREA MAP

VICINITY MAP



DESIGN TEAM

ARCHITECT

AWG STUDIO
ADAM W. GATES
E: a.gates@avgstudio.com
P: 512.653.8149

CIVIL ENGINEERING

SOUTHWEST ENGINEERS
GABE HOVDEY
E: gabe.hovdej@sweengineers.com
P: 512.512.4338, EXT. 312

OWNER TEAM

OWNER

STEVEN CLASSEN
215 FARMERS RD
MAXWELL, TX 78655

CONSTRUCTION MANAGER

JB CHISUM CONSTRUCTION, INC.
BANKS CHISUM
E: banks@jchisum.com
P: 512.395.7770

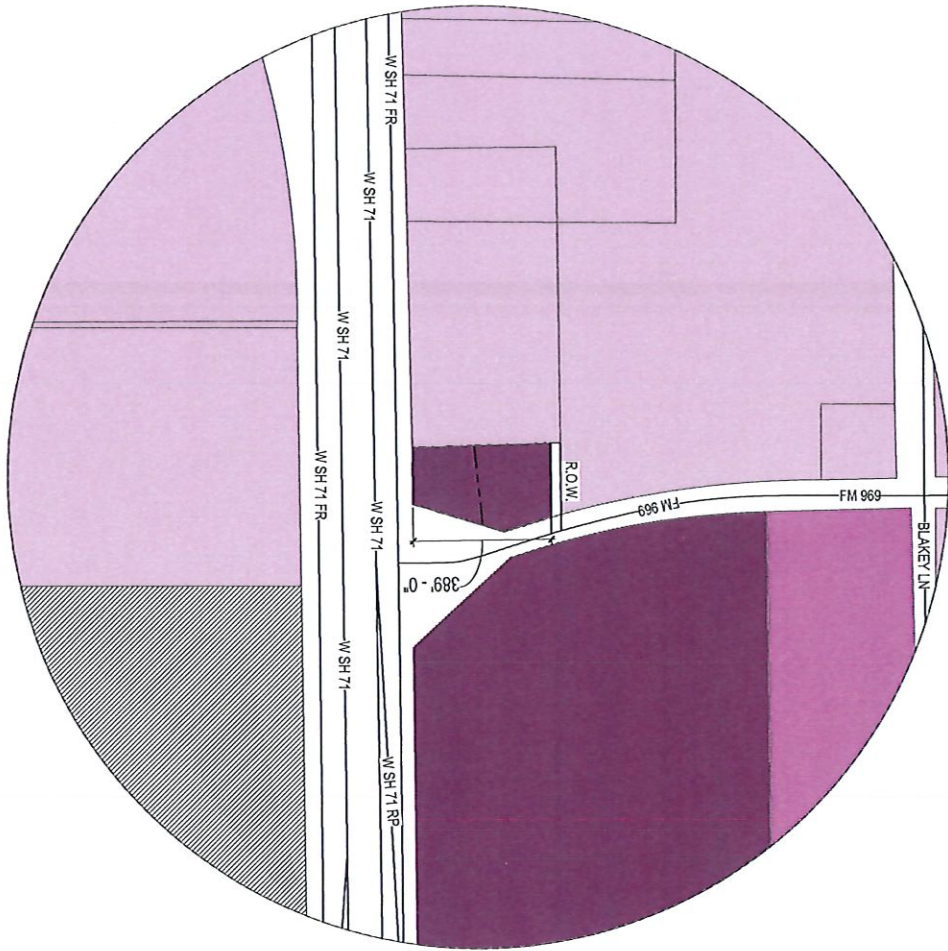
ZONING CONCEPT SCHEME
BASTROP AUTOMOTIVE

113 FM 969
Bastrop, TX 78602

CS 2

PROJECT INFORMATION

OWNER: JB CHISUM CONSTRUCTION, INC.
PROJECT: BASTROP AUTOMOTIVE
PROJECT ARCHITECT: AWG STUDIO, AIA
PROJECT CIVIL: SOUTHWEST ENGINEERS



1 PEDESTRIAN SHED MAP
NORTH TO SOUTH



- PLACE TYPES**
- P2 - RURAL
 - P4 - MIX
 - P5 - CORE
 - PDD - PLANNED
 - ROAD AND HWY

	P2 - RURAL	P4 - MIX	P5 - CORE	PDD - PLANNED	TOTAL
EXISTING	47.48%	5.36%	19.04%	8.89%	80.77%
PROPOSED	45.88%	5.36%	20.54%	8.89%	80.77%

ZONING CONCEPT SCHEME BASTROP AUTOMOTIVE

118 FM 969
Bastrop, TX 76602

AWG STUDIO
Adam W. Gates, AIA
346 Hillside Ave.
San Antonio, TX 78210
P: 512.533.8149
E: agates@awgstudio.com



DATE: 09/05/2020
PROJECT # 20-219
DRAWN BY: Andy
PROJECT ARCHITECT: AWG
PROJECT NO.: 20-219
DATE: 09/05/2020
PROJECT NO.: 20-219
DATE: 09/05/2020
PROJECT NO.: 20-219
DATE: 09/05/2020
PROJECT NO.: 20-219
DATE: 09/05/2020

PEDESTRIAN SHED EXHIBIT
ZS 0.2

NO.	DESCRIPTION	DATE



Southwest Engineers
 1100 N. Central Expressway
 Suite 100
 Sunnyvale, CA 94086
 Phone: 408.241.1100

HYDROLOGIST
 # [REDACTED]
 # [REDACTED]
 # [REDACTED]
 # [REDACTED]

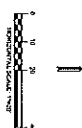
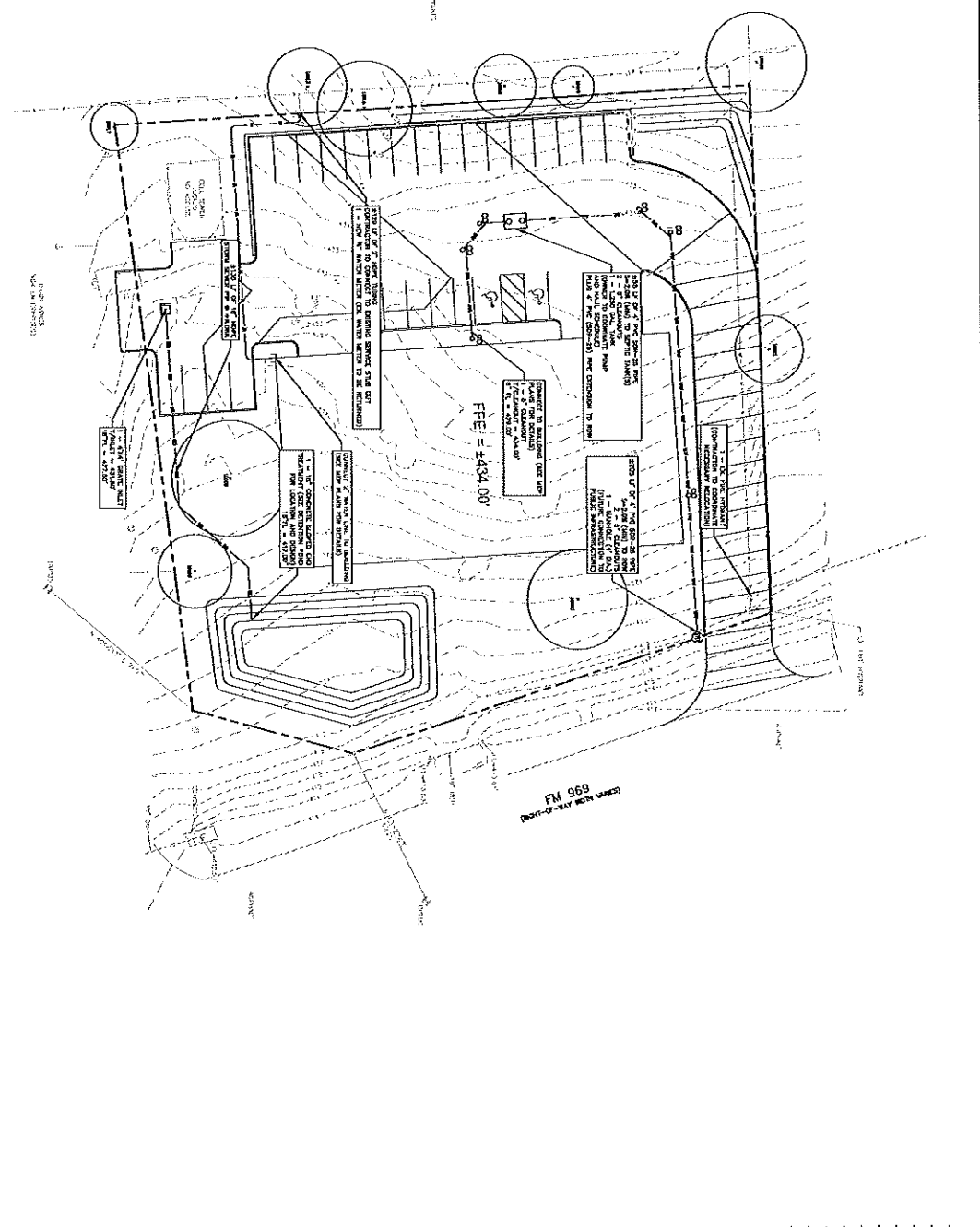
DESIGNED BY: [REDACTED]
 CHECKED BY: [REDACTED]

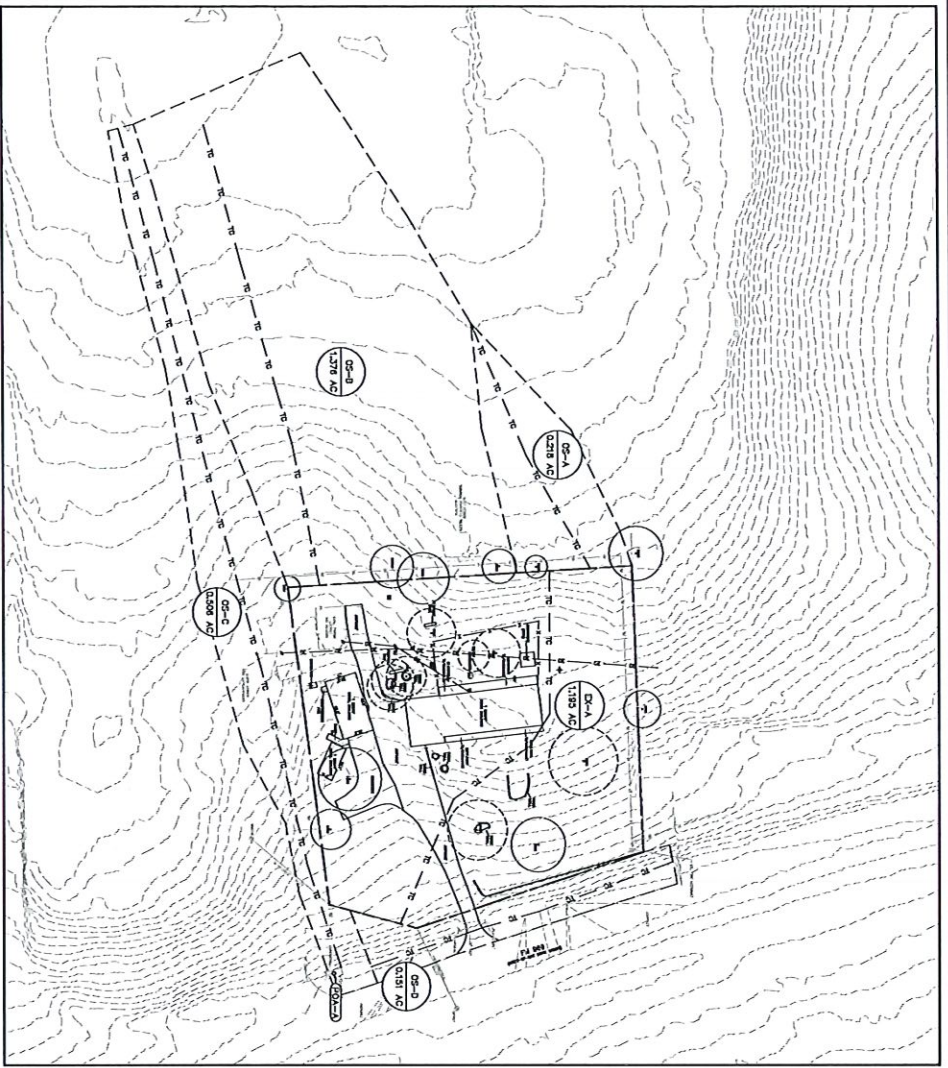
AUTO REPAIR SHOP SITE PLAN

ADDRESS, CITY, YDAA, ZIP

PROJECT NO. [REDACTED]
 DRAWING NO. [REDACTED]
 SHEET 1 OF 3

CAUTION - ELECTRICITY PRESENT
 ALL ELECTRICAL WORK MUST BE DONE BY A LICENSED ELECTRICIAN.
 DO NOT ATTEMPT TO REPAIR OR MAINTAIN ELECTRICAL SYSTEMS UNLESS YOU ARE QUALIFIED TO DO SO.
 ELECTRICAL SYSTEMS ARE DANGEROUS TO LIFE AND PROPERTY. ALWAYS USE APPROPRIATE SAFETY PROCEDURES.
 IF YOU ARE UNSURE OF THE LOCATION OF ELECTRICAL WIRING, CALL A PROFESSIONAL ELECTRICIAN FOR ASSISTANCE.





DISTRICT DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (Ac)	Impervious Cover (%)	Impervious Cover (ft ²)	Time of Travel (min)	Peak Flow (cfs)	15% S.F.		50% S.F.		25% S.F.		10% S.F.	
						C _d	Q (cfs)	C _d	Q (cfs)	C _d	Q (cfs)	C _d	Q (cfs)
O-C-1	1.776	0.00	0.00	0.15	0.00	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
O-C-2	1.276	0.00	0.00	0.15	0.00	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
O-C-3	1.276	0.00	0.00	0.15	0.00	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
O-C-4	1.276	0.00	0.00	0.15	0.00	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
O-C-5	0.176	0.00	0.00	0.15	0.00	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21

PROVISIONS

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

Southwest Engineers
 THELMA D. KERR
 www.southwesteng.com
 3701 Main Street, Suite 100, Dallas, TX 75219
 972-341-4233

HEADQUARTERS
 3701 Main Street, Suite 100, Dallas, TX 75219
 972-341-4233

CENTRAL OFFICE
 1000 West 17th Street, Suite 100, Dallas, TX 75219
 972-341-4233



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- THE "OF" CONCENTRATION
- POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DRAINAGE AREA LABEL
- INLET LABEL

LEGAL DESCRIPTION
 ABSTRACT NUMBER: ADDED 1,180

EXISTING IMPERVIOUS COVER
 0.00% (0.00)

PROPOSED IMPERVIOUS COVER
 0.00% (0.00)

THE "OF" CONCENTRATION

DRAINAGE AREA	SLOPE (FT/100)	SHEET FLOW		SLOWDOWN CONCENTRATED FLOW		CHANNEL FLOW (OUTLET)	
		L	S	L	S	L	S
O-C-1	0.00	100,000	0.240	7.6	0.014	0.00	0.00
O-C-2	0.00	100,000	0.240	11.8	0.000	0.00	0.00
O-C-3	0.00	100,000	0.240	12.0	0.000	0.00	0.00
O-C-4	0.00	100,000	0.240	12.0	0.000	0.00	0.00
O-C-5	0.00	100,000	0.240	12.0	0.000	0.00	0.00

EXISTING DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

AREA NAME	EX. A	O-C-1	O-C-2	O-C-3	O-C-4	O-C-5	TOTAL A
Drainage Area (Ac)	1.776	0.216	1.276	0.00	0.00	0.00	3.268
Impervious Cover (%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Peak Discharge (cfs)	1.900	0.193	1.292	0.00	0.00	0.00	3.292
Drainage Discharge (cfs)	2.456	0.196	2.278	0.00	0.00	0.00	4.734
100 Year Discharge (cfs)	4.344	0.08	4.05	2.14	0.04	17.061	23.624

AUTO REPAIR SHOP SITE PLAN

ADDRESS, CITY, TEXAS, ZIP

EXISTING DRAINAGE AREA MAP

PROJECT NO. 1002-001

DRAWING NO. _____

SHEET 2 OF 3

SCALE: 1"=40'

N

CAUTION - ELECTRICITY PRESENT

TEXAS ONE CALL SYSTEM
 UNDER PENALTY OF LAW, THE CONSTRUCTOR IS
 RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL
 UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
 FAILURE TO DO SO MAY RESULT IN THE CONSTRUCTOR
 BEING HELD LIABLE FOR ANY DAMAGE TO UTILITIES OR
 PERSONS OR PROPERTY.

NO.	REVISION	DATE

1-11-2023

Southwest Engineers
MECHANICAL ENGINEERS
1800 N. GULF BLVD., SUITE 100
DALLAS, TEXAS 75201
(972) 751-1111
www.southwestengineers.com

PROPOSED DRAINAGE AREA MAP

AUTO REPAIR SHOP SITE PLAN
ADDRESS, CITY, TEXAS, ZIP

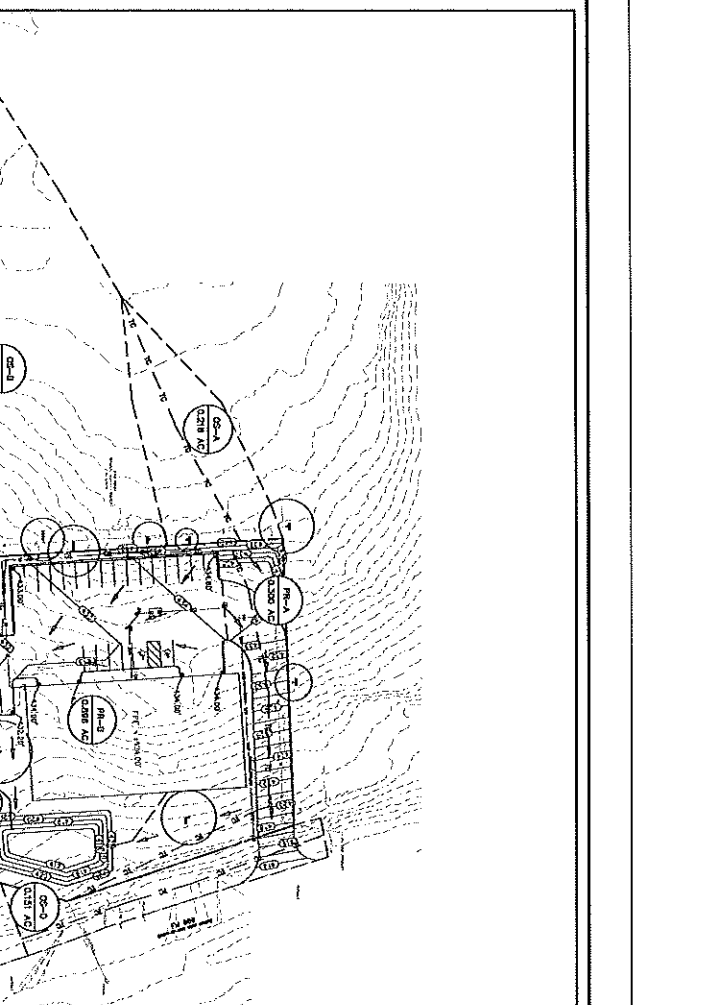
PROJECT NO. 1622-001
DRAWING NO. _____
SHEET 3 OF 3

PROPOSED DRAINAGE ESTIMATE TABLE (INTERNAL METERS)

Drainage Area No.	Area (Sq. Ft.)	Slope (ft./100 ft.)	Permeability (Impervious %)	Run (ft.)	Average Cover Coefficient	3% S		4% S		5% S		6% S		7% S	
						Cu	Q (cfs)	Cu	Q (cfs)	Cu	Q (cfs)	Cu	Q (cfs)	Cu	Q (cfs)
0000	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0001	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0002	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0003	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0004	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0005	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0006	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0007	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0008	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0009	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0010	0.000 AC	0.000%	70%	18.75m	0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

PROPOSED DRAINAGE ESTIMATE TABLE (INTERNAL METERS)

Area Name	Area (sq. ft.)	Slope	Permeability	Run	Coefficient	3% S	4% S	5% S	6% S	7% S
Area 1	1,200	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 2	2,400	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 3	3,600	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 4	4,800	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 5	6,000	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 6	7,200	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 7	8,400	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 8	9,600	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 9	10,800	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00
Area 10	12,000	0.00%	70%	18.75m	0.00	0.00	0.00	0.00	0.00	0.00



TIME OF CONCENTRATION

Drainage Area	Slope	Area	Run	Time of Travel	Time of Concentration
Area 1	0.00%	1,200	18.75m	0.00	0.00
Area 2	0.00%	2,400	18.75m	0.00	0.00
Area 3	0.00%	3,600	18.75m	0.00	0.00
Area 4	0.00%	4,800	18.75m	0.00	0.00
Area 5	0.00%	6,000	18.75m	0.00	0.00
Area 6	0.00%	7,200	18.75m	0.00	0.00
Area 7	0.00%	8,400	18.75m	0.00	0.00
Area 8	0.00%	9,600	18.75m	0.00	0.00
Area 9	0.00%	10,800	18.75m	0.00	0.00
Area 10	0.00%	12,000	18.75m	0.00	0.00

LEGEND

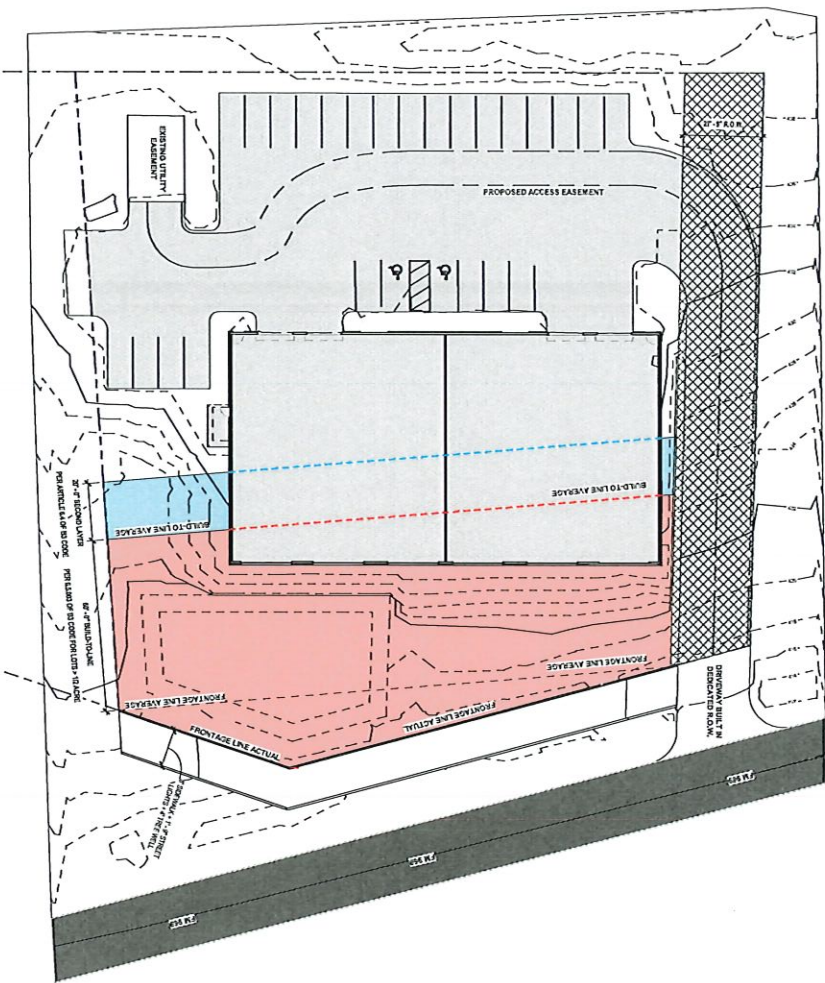
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- TIME OF CONCENTRATION
- POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DRAINAGE AREA LABEL
- HATCH MARK

SCALE 1" = 40'

CAUTION - EL ELECTRICITY PRESENT

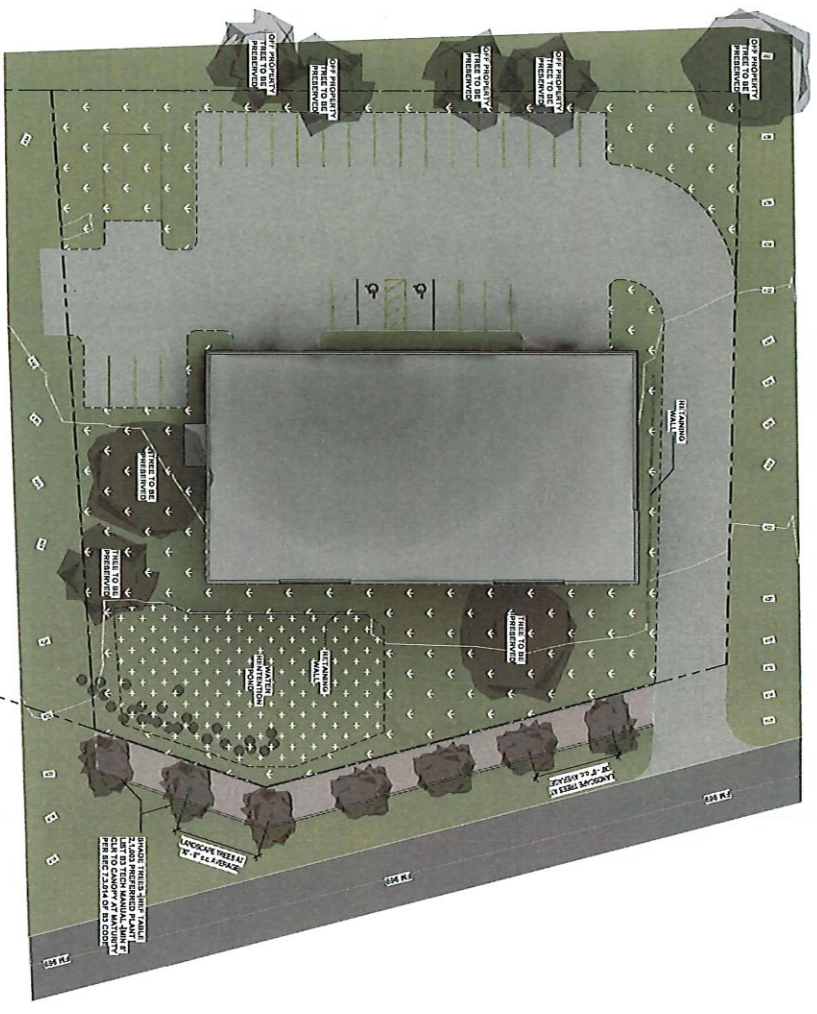
NOTES: ALL INFORMATION FOR THIS PROJECT IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT CONFIDENTIAL AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE DRAINAGE SYSTEM AS SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE DRAINAGE SYSTEM AS SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE APPROPRIATE AGENCIES.

1 LOT ARRANGEMENT PLAN



GENERAL SITE NOTES:	
LOT SIZE	1.187 ACRES
TOTAL IMPERVIOUS COVER (CONCEPTUAL APPROXIMATE)	31,088 SQFT
IMPERVIOUS COVER AS PERCENTAGE OF TOTAL	67% (80% ALLOWABLE)
PROPOSED BUILDING AREA	12,888 SQFT
BUILDING TYPE	CONVENTIONAL STEEL FRAMING - TYPE III
BUILDING USE	RETAIL/AUTOMOTIVE
BUILDING HEIGHT	32'-0"
PARKING COUNT	24 SPACES PLUS 15% ACCESSIBLE
PROJECT BORDERLAND	SINGLE PHASE CONSTRUCTION

GENERAL SITE PATTERN LEGEND:	
	SPREADLAND 60'-0" WIDE TO LINE PER 1,000 SF OF SO CODE FOR LOTS > 1/2 ACRE
	SECOND LAYER 20'-0" PER ARTICLE 64 OF BI CODE
	FM 888 (APPROXIMATE)
	RAVINE DIRECTION
	IMPERVIOUS COVER
	PROPERTY LINE
	EASEMENT LINE



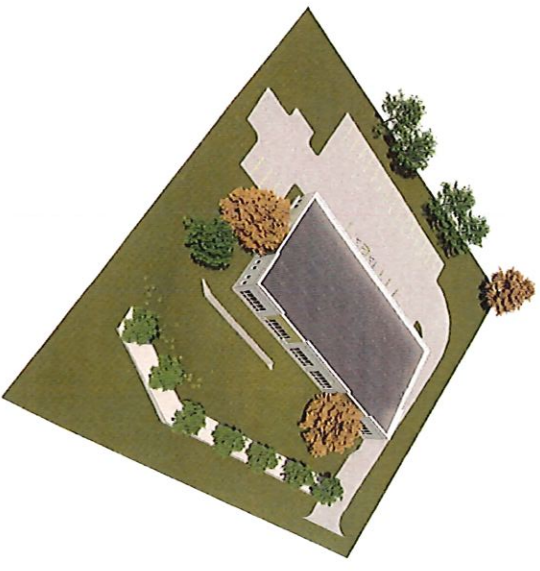
1 SITE PLAN



GENERAL SITE NOTES:

TREES AT LOTS 1 & 2 TO BE PRESERVED. EXISTING TREES ON SOUTH BORDER OF LOT TO SCREEN PARKING IS NOT OTHERWISE OBSERVED FROM VIEW BY BUILDING. PUBLIC FRONTAGE TO INCLUDE 6'-0" SIDEWALK, 1'-0" LIGHTWELL AND 4" TRENCHWELL. SHIRT CONTOURSHIP OF THE SITE WILL REQUIRE THE USE OF RETAINING WALLS TO MAINTAIN 1% SLOPE.

GENERAL SITE PATTERN LEGEND:



ZONING CONCEPT SCHEME
BASTROP AUTOMOTIVE

118 FM 969
Bastrop, TX 78602

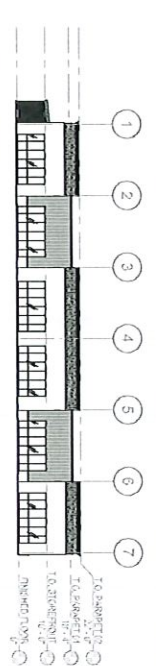
AWG ARCHITECTS
STUDIO
Adam W. Gohse, AIA
346 Hillside Ave.
San Antonio, TX 78210
P: 512.553.8149
E: agohse@awgstudio.com

LET US ASSIST YOU WITH YOUR PROJECTS. WE ARE HERE TO HELP YOU WITH EVERYTHING FROM THE INITIAL CONCEPT TO THE FINAL PERMITTING.

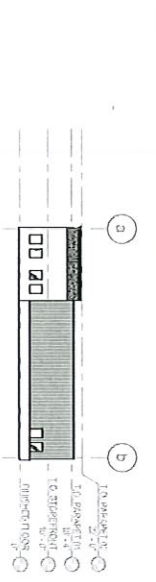
PROPOSED DEVELOPMENT SCHEME
ZS 1.2

DATE: 11/15/12
PROJECT: BASTROP AUTOMOTIVE
PROJECT ARCHITECT: ADAM W. GOHSE, AIA
DRAWN BY: ADAM W. GOHSE, AIA

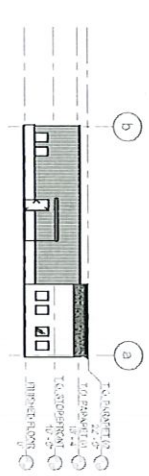
AWG ARCHITECTS, STUDIO
118 FM 969, BASTROP, TX 78602
P: 512.553.8149
E: agohse@awgstudio.com
WWW.AWGARCHITECTS.COM



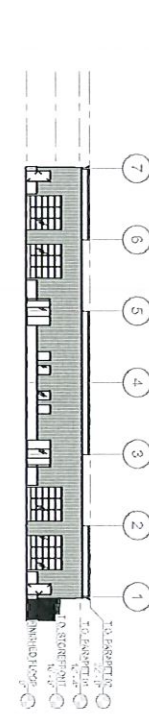
1 FRONT ELEVATION
SCALE: 1"=20'



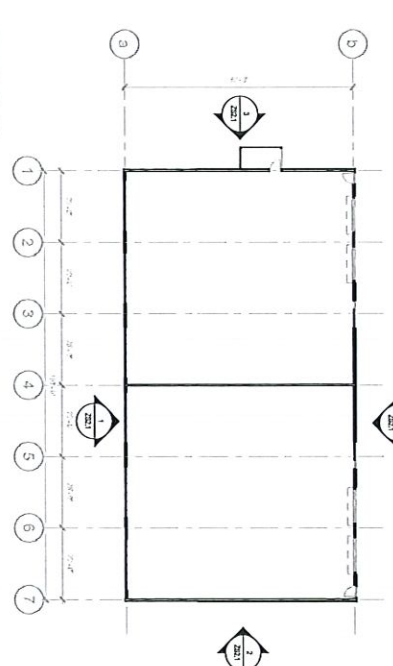
2 PLAN EAST ELEVATION
SCALE: 1"=20'



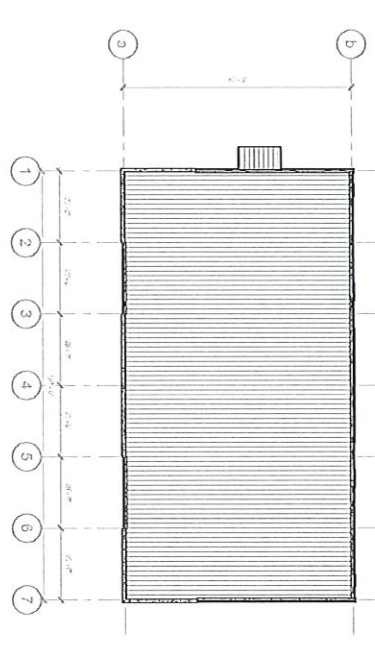
3 PLAN WEST ELEVATION
SCALE: 1"=20'



4 REAR ELEVATION
SCALE: 1"=20'



5 FLOOR PLAN
SCALE: 1"=20'



6 ROOF PLAN
SCALE: 1"=20'



RENDERED VIEW OF SITE FROM SOUTHEAST CORNER OF FRONTAGE IMPROVEMENT



AWG ARCHITECTURAL WORK GROUP
STUDIO
Adam W. Gehr, AIA
346 Hillday Ave.
San Antonio, TX 78201
P: 512.553.8349
E: awgstudio@awgstudio.com

SET FOR INTERIOR
REVIEW ONLY, NOT
FOR CONSTRUCTION,
REVISIONS OR
PERMITTING

ZONING CONCEPT SCHEME
BASTROP AUTOMOTIVE

118 FM 969
Bastrop, TX 76602

DATE

ISSUE DATE: 12/16/22
PROJECT #: 23-219
DRAWING BY: AWW
PROJECT ARCHITECT: AWW

ARCHITECTURAL DRAWINGS

ZS2 1

Project Description
Rezoning Application
Proposed Autobody Shop
118 FM 969 – Bastrop, TX

January 30, 2023

To Whom It May Concern,

The goal of this project is to re-zone two properties at the northwest corner of Highways 71 & 969 from P2 Rural to P5 Core. At the northern property, located at 118 FM 969, we propose to demolish the existing structures and develop the site for use as an autobody shop similar to the adjacent site to the south. Please see property details below. Responses to B3 core intent statements are as follows.

- **Fiscal Sustainability** - Concept plan proposes commercial development and future extension of city wastewater.
- **Geographically Sensitive Developments** - Conceptual drainage plan shows development can adequately address drainage.
- **Perpetuation of Authentic Bastrop** - Development will dedicate ROW for future development of the grid while utilizing the area for access.

654 W SH 71
BASTROP, TX 78602

Legal Description of Property : 0.806 Acres within the Nancy Blakey Survey, Abstract No. 98, Bastrop County, Texas

Property ID : 24712

Geographic ID : R24712

Project Goal : To rezone from place type P2 to P5

118 FM 969
BASTROP, TX 78602

Legal Description of Property : 1.192 Acres within the Nancy Blakey Survey, Abstract No. 98, Bastrop County, Texas

Property ID : 78667

Geographic ID : R78667

Project Goal : To rezone from place type P2 to P5, demolish existing structures, and the develop the site for use as an auto body shop similar to the adjacent site.


Proposed Impervious Cover : 30,935.97 sqft = 62% (80% Allowable)

Proposed Building and Use : 12,000 sqft – Conventional Steel Frame Construction (Type IIB)

Parking Count : 26 spaces (2 van accessible)

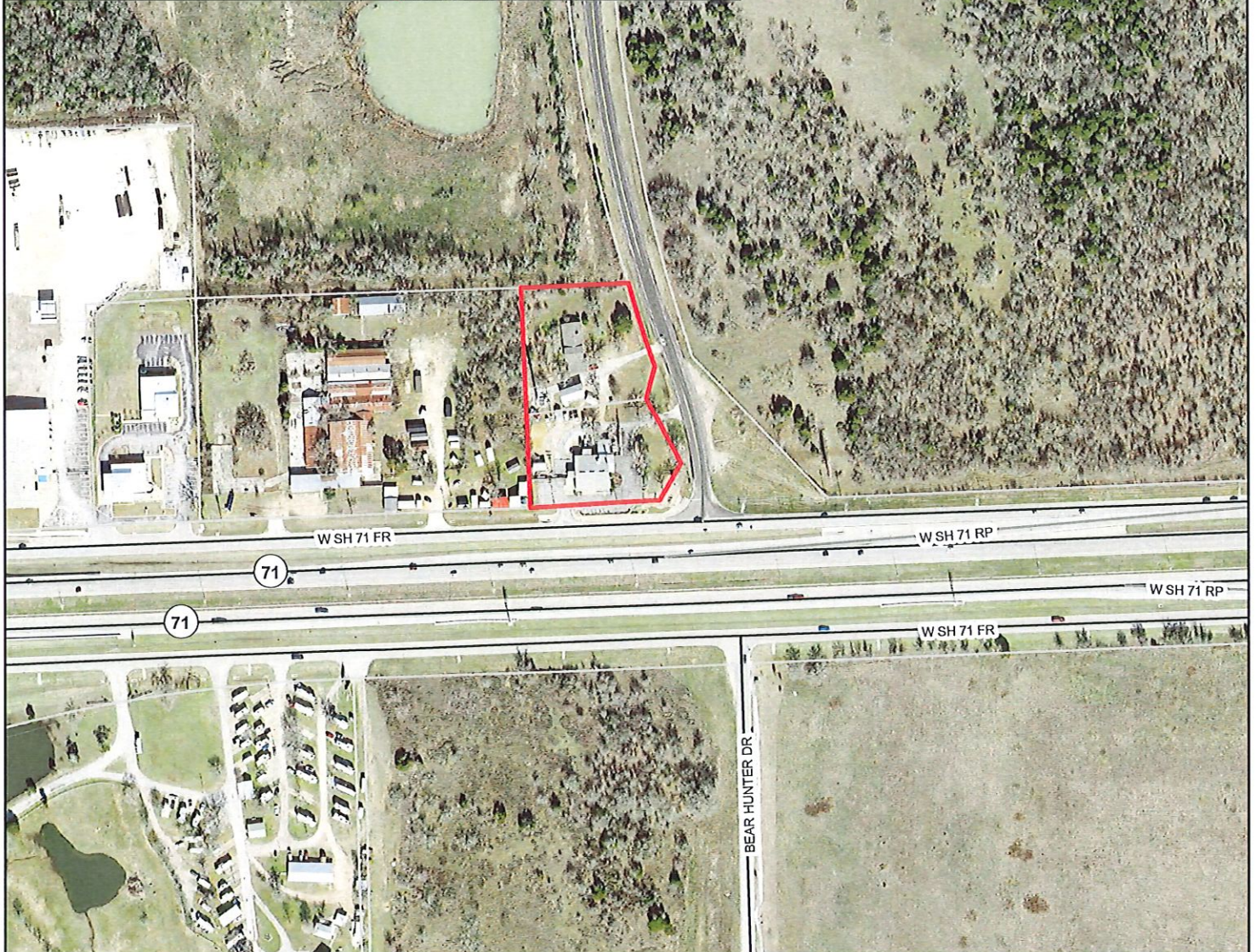
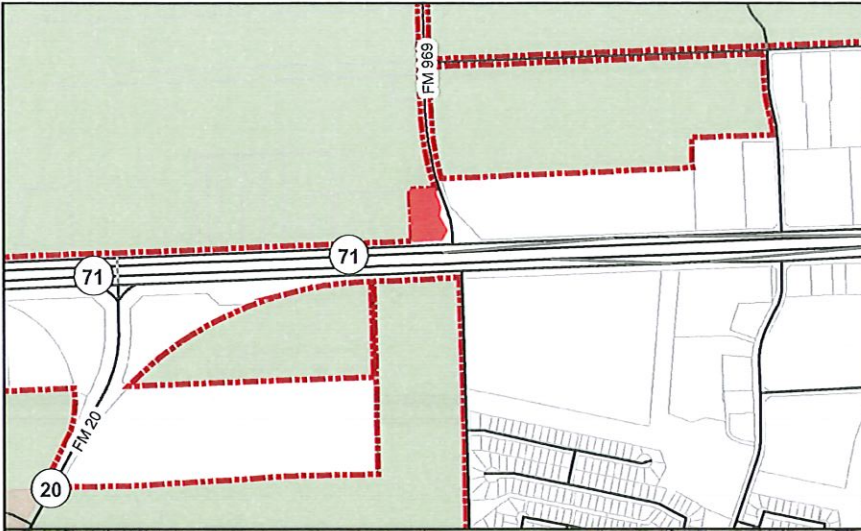
Project Scheduling : Single phase of construction

Respectfully,



Adam W. Gates, AIA
Architect
(512)-653-8149
a.gates@awgstudio.com

Attachment **Item 3B.**
Location Map



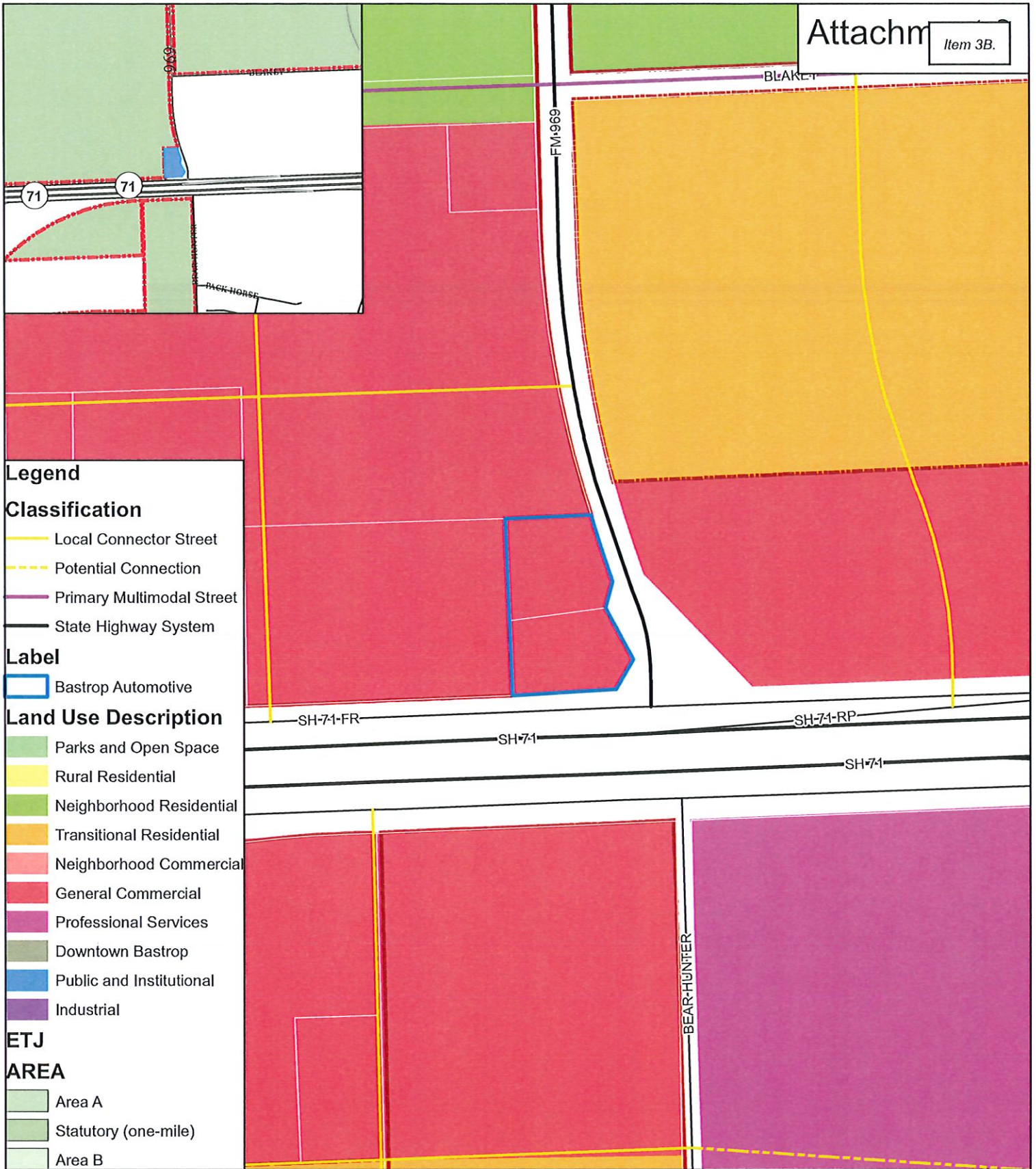
NW Corner of SH 71 and FM 969
Bastrop Automotive
Zoning Concept Scheme

1 inch = 300 feet

Date: 2/9/2023

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.





1 inch = 300 feet

Future Land Use Map
1.998 acres out of the
Nancy Blakey Survey
NW Corner of SH 71 and FM 969

Date: 2/17/2023



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Legend

Place Type Zoning

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



1 inch = 500 feet

Existing Zoning Map
 1.998 acres out of the
 Nancy Blakey Survey Abstract 98
 NW Corner of SH 71 and FM 969



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Date: 2/17/2023



**Notice of Pending Zoning Change
 City of Bastrop
 Planning & Zoning Commission
 And City Council**

Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, February 23, 2023 at 6:00 p.m.** and the **City Council** will conduct a public hearing **Tuesday, March 28, 2023 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the following request: Public Hearing on request for a Zoning Concept Scheme for 1.998 acres out of Nancy Blakey Abstract 98 located at the northwest corner of SH 71 and FM 969 to change the Place Type zoning from P2 Rural to P5 Core, within the city limits of Bastrop, Texas.

Applicant: Adam Gates/AWG Studio
 Owner: Steven Classen
 Address: Northwest corner of SH 71 and FM 969
 Legal Description: 1.998 acres out of the Nancy Blakey Abstract 98

The site location map is attached for reference.

As a property owner within 200 feet of the above referenced property, you are being notified of the upcoming meetings per the Bastrop Code of Ordinances. For more information or to provide comments on this project, you may contact the Planning & Development Department at (512) 332-8840, visit or mail your response card below to the office at 1311 Chestnut Street, Bastrop, Texas 78602. The agenda will be posted 72 hours in advance at https://www.cityofbastrop.org/page/cs.board_agendas-pz.

⌘< -----

PROPERTY OWNER'S RESPONSE

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

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

Property Owner Name: _____

Property Address: _____

Mailing Address (if different than property address): _____

Phone (optional): _____ Email (optional): _____

Property Owner's Signature: _____

Additional Comments (Optional):

Re: Bastrop Automotive Zoning Concept Scheme

PLANNING DEPARTMENT