

ORDINANCE 2018-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MINI-WAREHOUSE USE FOR LOT 1 OF THE BECK, N.H.P., & PROKOP SUBDIVISION, SECTION 2, LOCATED AT 510 WEST SH 71, WITHIN THE CITY LIMITS OF BASTROP, TEXAS; AS SHOWN IN EXHIBIT A AND EXHIBIT B, SETTING OUT CONDITIONS; REPEALING CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, TXT Holdings – Bastrop LTD (hereinafter referred to as “Applicant”) submitted a request on behalf of the property owner for a Conditional Use Permit (CUP) to allow a Mini-Warehouse use for commercial mini-storage facility for Lot 1 of the Beck, N.H.P., & Prokop Subdivision, Section 2, within the city limits of Bastrop, Texas, hereinafter referred to as “the Property”; and

WHEREAS, a location map is attached hereto as Exhibit A (the “Property”); and

WHEREAS, the Property is currently zoned as C-2, Commercial - 2; and

WHEREAS, pursuant to Section 10.4 of the City’s Zoning Ordinance, notice of a public hearing for the Conditional Use Permit given to all property owners located within two hundred (200) feet of the Property; and

WHEREAS, the Planning and Zoning Commission, held a public hearing on the Conditional Use Permit on January 25, 2018 and made a report and recommendation of approval of the CUP to City Council; and

WHEREAS, the City Council of the City of Bastrop held a public hearing on the Conditional Use Permit on February 13, 2018 to consider the Applicant’s request for a mini-warehouse use; and

WHEREAS, after consideration of public input received at the hearing, the information provided by the Applicant, and all other information presented, City Council required an additional condition be added to the CUP to require the final design of the building comply with the conceptual rendering presented so the building conform match with the local architectural style; and

WHEREAS, with this additional condition applied the City Council finds by a majority vote of all members that it is in the public interest to approve the Conditional Use Permit.

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

Section 1: The Property, situated in Lot 1 of the Beck, N.H.P., & Prokop Subdivision, Section 2, located at 510 SH 71 West within the city limits of Bastrop, Texas as more particularly shown and described on attachments Exhibit A, shall be and is hereby approved with the following conditions to:

1. Construction shall be in conformance with all City of Bastrop regulations.
2. All necessary permits for the proposed development shall be acquired prior to occupying the building.
3. A Building Permit shall be applied for and secured within one year from the date the Conditional Use Permit is granted (second reading of the ordinance).
4. No building, premise, or land used under a Conditional Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amended Conditional Use Permit is granted for such enlargement, modification, structural alteration, or change.
5. The final design of the building will be composed of taupe-colored masonry and natural river rock finishing for the exterior facades, as shown in the conceptual rendering in Exhibit B.

Section 2: All ordinances and resolutions, or parts of ordinance and resolutions in conflict with the Ordinance are hereby repealed and are no longer of any force and effect.


Section 3: If any provision of this ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this ordinance, which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 4: This ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of the State of Texas.

READ and ACKNOWLEDGED on First Reading on the 13th day of February 2018.

READ and APPROVED on the Second Reading on the 27th day of February 2018.

APPROVED:



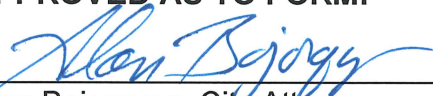
Connie B. Schroeder, Mayor

ATTEST:

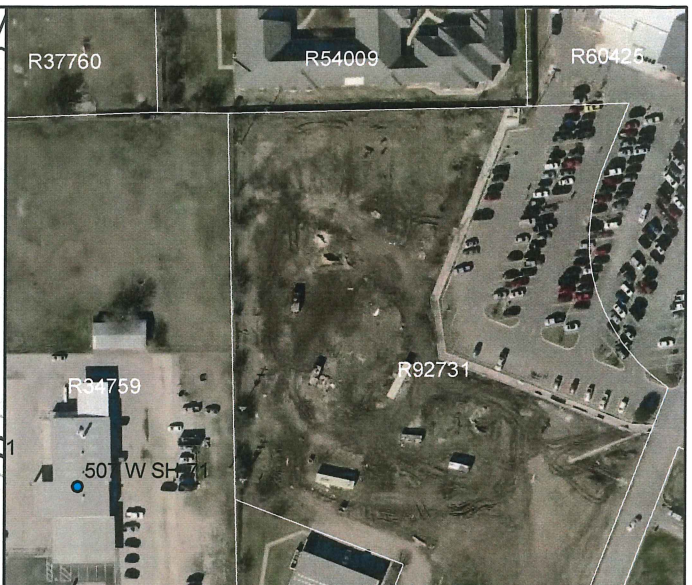
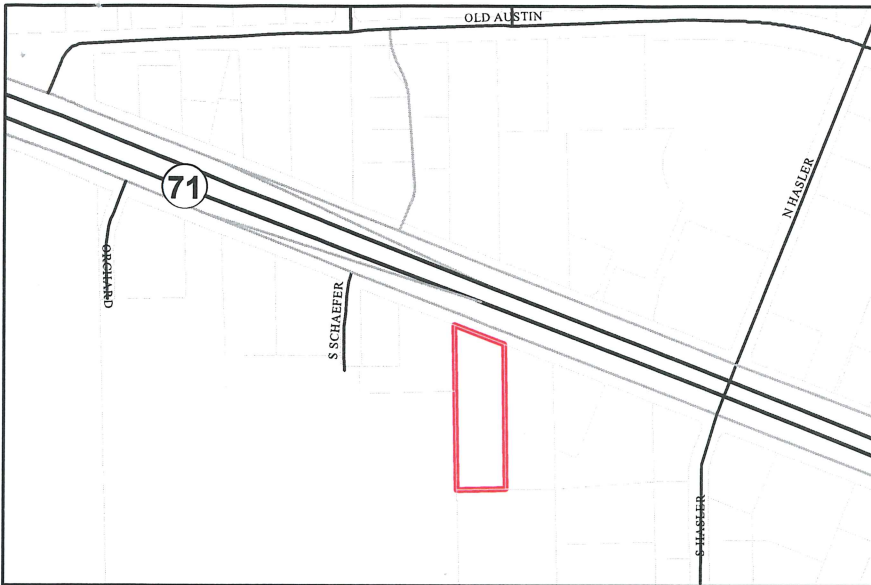


Ann Franklin, City Secretary

APPROVED AS TO FORM:



Alan Bojorquez, City Attorney



1 inch = 200 feet

Exhibit A
 Location Map
 Conditional Use Permit
 510 W SH 71



The accuracy and precision of this cartographic data is limited and should be used for information/planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.

Date: 1/18/2018

Exhibit B

