

Planning & Zoning Commission
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8840



Agenda – August 30, 2018 at 6:00 P.M.

City of Bastrop Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission 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.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. **CALL TO ORDER**
2. **CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. To address the Board, please submit a fully completed request card to the Board chairperson prior to the beginning of the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, city Boards cannot discuss issues raised or make any decision at this time. Instead, city Boards are limited to making a statement of specific information or a recitation of existing policy in response to the inquiry. Issues may be referred to city staff 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 to allow a member of the public to slur the performance, honesty, and/or integrity of the Board, as a body or any member or members of the Board, individually or collectively, nor any members of the city's staff. Accordingly, profane, insulting, or threatening language directed toward the Board and/or any person in the Board's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the July 26, 2018 and August 15, 2018 Planning & Zoning Commission Regular Meeting.
- 3B. Public hearing and consider action to approve the ordinance for a Conditional Use Permit to allow a helistop on Lot 1, Bastrop Grove Section 1 located at 630 W SH 71, an area zoned C-1, Commercial-1, within the city limits of Bastrop and forward to the next City Council meeting.
- 3C. Public hearing and consider action to recommend approval a residential re-plat for Piney Ridge Section 3, Lot 12 into Piney Ridge Section 3 Lots 12A & 12B, located at 367 Laura Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas and forward to the next City Council meeting.
- 3D. Consider action on a request for a subdivision variance to allow the installation of a new on-site sewage facility (septic) when the property is within 300 feet of a public wastewater line for 0.572 acres of Farm Lot 65 East of Main Street, located at 1603 State Highway 95, within the city limits of Bastrop, Texas and forward to City Council for consideration at their next meeting.

4. WORKSHOP SESSION


- 4A. Update on Building Bastrop.
- 4B. Update from Matt Lewis regarding the DNA of Downtown.

5. UPDATES

- 5A. Update on Commission vacancies.
- 5B. Individual Requests from Planning and Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

6. 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: Monday, August 27, 2018 at 9:00 p.m. and remained posted for at least two hours after said meeting was convened.



Ann Franklin, City Secretary

Planning and Zoning Commission Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, July 26, 2018 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 p.m.

Debbie Moore	Present
Patrick Connell	Present
Cynthia Meyer	Present
Matthew Lassen	Absent
Sue Ann Fruge	Present
Richard Gartman	Present
Cheryl Lee	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. WORKSHOP SESSION (PART 1)

3A. Discussion and feedback on the rezoning request to Commercial Mixed Use district in the Form-Based Code for 2.44 acres at the corner of SH 95 and Chestnut Street, regarding the requirements for rezoning consideration and site development requirements in the Zoning Ordinance.

The Planning and Zoning Commission convened into their Workshop Session.

Jennifer Bills presented to the Commission a historical analysis of the zoning for the property at the corner of SH 95 and Chestnut Street and additional information regarding the requested zoning change. Discussion commenced between Staff and the Commission.

The Planning and Zoning Commission closed their Workshop Session.

The Planning and Zoning Commission reconvened back into their Regular Session.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Consider action to approve meeting minutes from the May 31, 2018 Planning & Zoning Commission Regular Meeting.

Sue Ann Fruge made corrections to the meeting minutes for the May 31, 2018 Planning and Zoning Commission Meeting. Patrick Connell made a motion to recommend approval of the meeting minutes from the May 31, 2018 Planning & Zoning Commission Regular Meeting pending the corrections made by Sue Ann Fruge. Richard Gartman seconded the motion and the motion carried unanimously.

Planning and Zoning Commission

Meeting Minutes

- 4B. Public hearing and consider action to recommend approval of an ordinance to rezone 0.398 acres of Bastrop Town Tract Abstract 11 and 2.046 acres of Building Block 12, East of Water Street, located in the 1800 block of Chestnut Street, from C-2, Commercial-2 to CMU, Commercial Mixed Use in the Downtown Bastrop Form-Based Code, within the city limits of Bastrop and forward to the next City Council Meeting.**

Jennifer Bills presented to the Commission the information from the packet. She noted the proposed development would use Spring and Chestnut Street for access, the TIA traffic counts would be taken before school ended, TXDOT would be responsible for determining the driveways, and all improvements would be at the developers cost.

The representatives for QuikTrip presented to the Commission and answered questions the Commission had.

Public comments were received from Chadie Johnson and Mona Williams.

Patrick Connell made a motion to recommend approval of the ordinance to rezone 0.398 acres of Bastrop Town Tract Abstract 11 and 2.046 acres of Building Block 12, East of Water Street, located in the 1800 block of Chestnut Street, from C-2, Commercial-2 to CMU, Commercial Mixed Use in the Downtown Bastrop Form-Based Code, within the city limits of Bastrop and forward to the next City Council Meeting. Sue Ann Fruge seconded the motion and the motion carried unanimously.

- 4C. Public hearing and consider action to recommend approval of the ordinance for a Conditional Use Permit to allow an additional structure for Bastrop Bible Church on Building Block 5, East of Water Street (0.145 acres) at 606 Pecan Street, an area zoned N, Neighborhood in the Downtown Bastrop Form-Based Code, within the city limits of Bastrop and forward to the next City Council Meeting.**

Jennifer Bills presented to the Commission the information from the packet. She noted the proposed development would have additional requirements that would be taken care of during the site plan process.

Public comments were received from Mike Roh.

Patrick Connell made a motion to recommend approval of the ordinance for a Conditional Use Permit to allow an additional structure for Bastrop Bible Church on Building Block 5, East of Water Street (0.145 acres) at 606 Pecan Street, an area zoned N, Neighborhood in the Downtown Bastrop Form-Based Code, within the city limits of Bastrop and forward to the next City Council Meeting in conjunction with the conditions set for the by Staff in the Staff Report. Richard Gartman seconded the motion and the motion carried unanimously.

- 4D. Public hearing and consider action to recommend approval of an ordinance to rezone, a portion of 1706 Farm Street, being a portion of Lot 67, within the Nancy Blakey Survey, Abstract No. 98, (0.70 acres), from CMU, Commercial Mixed Use in**

Planning and Zoning Commission Meeting Minutes

the Downtown Bastrop Form-Based Code to MF-1, Multi-Family-1, within the city limits of Bastrop and forward to the next City Council Meeting.

Jennifer Bills presented to the Commission the information from the packet. Discussion commenced between Staff and the Commission.

Patrick Connell made a motion to recommend approval of the ordinance to rezone, a portion of 1706 Farm Street, being a portion of Lot 67, within the Nancy Blakey Survey, Abstract No. 98, (0.70 acres), from CMU, Commercial Mixed Use in the Downtown Bastrop Form-Based Code to MF-1, Multi-Family-1, within the city limits of Bastrop and forward to the next City Council Meeting. Richard Gartman seconded the motion and the motion carried unanimously.

4E. Approve metal siding as an alternative building materials for the Aire Fitness Outdoor Studio to be placed in Bob Bryant Park, per Chapter 14 – Zoning Ordinance, Section 37 Exterior Construction Requirements A. 2 (d).

Jennifer Bills presented to the Commission the information from the packet. She noted the proposed development would be in Bob Bryant Park, be owned by the YMCA, and the materials being approved would be for this instance only not across the board.

Patrick Connell made a motion to recommend approval of metal siding as an alternative building material for the Aire Fitness Outdoor Studio to be placed in Bob Bryant Park, per Chapter 14 – Zoning Ordinance, Section 37 Exterior Construction Requirements A. 2 (d). Richard Gartman seconded the motion and the motion carried unanimously

3. WORKSHOP

3A. Approve metal siding as an alternative building materials for the Aire Fitness Outdoor Studio to be placed in Bob Bryant Park, per Chapter 14 – Zoning Ordinance, Section 37 Exterior Construction Requirements A. 2 (d).

Dave Gattis presented the modifications made to the proposed Subdivision Ordinance since the last time the Planning and Zoning Commission had met to discuss it. He stated the amendments included addressing the impervious covering requirements, set-backs for garage doors, no development in the floodplain, TIA's would be done during peak hours, and placement of street lights every 400 feet.

Discussion commenced between Staff and the Commission.

5. UPDATES

5A. Individual Requests from Planning and Zoning Commissioners that particular items to be listed on future agendas (no group discussion allowed).

Jennifer Bills reminded the Commission about the infrastructure tour they had coming up and the special meeting they had scheduled for August 15, 2018.

Planning and Zoning Commission Meeting Minutes

6. ADJOURNMENT

Patrick Connell made a motion to adjourn at 7:20 pm. Debbie Moore seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Patrick Connell, Vice Chair

DRAFT

Planning and Zoning Commission Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 15, 2018 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

Debbie Moore called the meeting to order at 6:00 p.m.

Debbie Moore	Present
Patrick Connell	Present
Cynthia Meyer	Present
Matthew Lassen	Present
Sue Ann Fruge	Present
Richard Gartman	Present
Cheryl Lee	Absent

2. EXECUTIVE SESSION

- 2A. The Planning and Zoning Commission shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to confer with City Attorney regarding legal advice related to the status of reviewing and updating the city's regulatory program, including public comment and citizen input into the new subdivision ordinance, pending revisions to zoning and sign codes, capital improvements plan, uniformity of the permits process, and limited stay of processing certain permits, authorizations and approvals, and drainage improvements.**

The Commission adjourned into executive session.

3. CONDUCT A PUBLIC HEARING AND TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED / EXECUTIVE SESSION.

The Planning and Zoning Commission reconvened back into regular session.

Mayor Connie Schroeder addressed the Commission regarding the action taken by Council at the August 14, 2018 Council Meeting.

No action was taken by the Planning and Zoning Commission.

4. CITIZEN COMMENTS

Public comments were received by Deborah Johnson regarding the development process.

5. ADJOURNMENT

Planning and Zoning Commission Meeting Minutes

Patrick Connell made a motion to adjourn at 7:20 pm. Matt Lassen seconded the motion, and the motion carried unanimously.

Debbie Moore, Chair

Patrick Connell, Vice Chair

DRAFT

PLANNING & ZONING COMMISSION STAFF REPORT



MEETING DATE: August 30, 2018

AGENDA ITEM: 3B

TITLE:

Public hearing and consider action to approve the ordinance for a Conditional Use Permit to allow a helistop on Lot 1, Bastrop Grove Section 1 located at 630 W SH 71, an area zoned C-1, Commercial-1, within the city limits of Bastrop and forward to the next City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Interim Planning Director

ITEM DETAILS:

Site Address: 630 Highway 71 West (Exhibit A)
Total Acreage: 24.162 acres
Legal Description: Lot 1, Bastrop Grove Section 1

Property Owners: Scott Fuller, Ascension Seton Bastrop Hospital
Agent Contact: Jose A. Martinez, Stantec Consulting

Existing Use: Vacant/Undeveloped
Existing Zoning: C-1, Commercial 1
Future Land Use: General Commercial

BACKGROUND/HISTORY:

Ascension Seton Bastrop Hospital is planning to build a 2-story, 38,000 square foot facility that will provide emergency care and overnight stay. The site development plan and building plans were issued August 21, 2018 with the condition that the Conditional Use Permit for the helistop.

A helistop is a structural surface which is used, or intended for use, for the landing and taking off of helicopters that does not allow refueling, maintenance, repairs or storage of helicopters.

The helistop is located on the east side of the hospital, approximately 100 feet from the eastern property line (Exhibit B). The helicopter flight path extends to the southwest and to the north of the landing pad (Attachment 3).

POLICY EXPLANATION:

The purpose of conditional uses is to allow certain uses in districts that under some circumstances would not be compatible with other permitted uses but may be compatible if certain conditions and development restrictions are met. A Conditional Use Permit (CUP) is adopted by Ordinance, similar to a standard zoning request, with public hearings at Planning & Zoning Commission and City Council meetings, as well as two ordinance readings at separate City Council meetings.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – General Commercial: The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto-oriented, with large accessory parking areas.

This Conditional Use Permit complies with the Future Land Use Plan. A helistop is designed to serve a primary use (hospital) without adding storage or refueling facilities.

Code of Ordinances Chapter 14 – Zoning

Per Section 33.2 Conditional Use Permit Regulations, the Planning & Zoning Commission and City Council may consider the following for approval of a requested CUP:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;

The current surrounding use is vacant farm land. The future land use for this area is a mix of large and small-scale commercial uses, such as retail sales and service, and medical facilities. A helistop use is compatible with these uses.

2. The activities requested by the applicant are normally associated with the permitted uses in the base district;

The hospital facility that serves emergency and overnight care often requires an associated helistop. These are normally associated within the permitted Commercial 1 (C-1) district.

3. The nature of the use is reasonable;

A helistop that allows for the landing and take-off of helicopters, without refueling or storage facilities is a reasonable use for this site.

4. Any negative impact on the surrounding area has been mitigated;

The flight path is marked and will not impact the adjacent property to the east.

5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

No additional conditions are recommended by staff.

Standard Conditional Use Permit Conditions

The conditions below are standard CUP requirements included in the Ordinance. The Planning & Zoning Commission and City Council can consider additional conditions to mitigate negative impacts or conflicts with the surrounding uses.

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).

PUBLIC COMMENTS:

Property owner notifications were sent to 7 adjacent property owners on August 13, 2018. At the time of this report, no public comments had been received (Attachment 2).

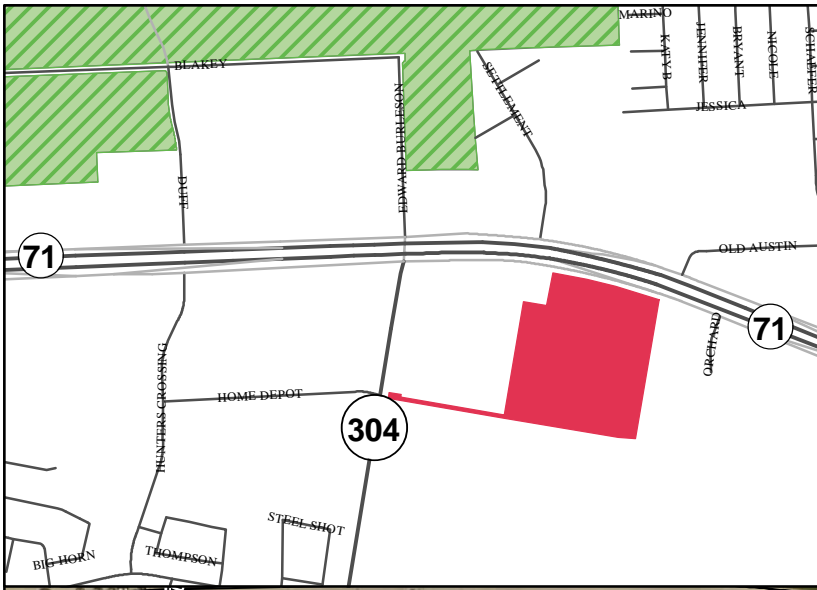
RECOMMENDATION:

Hold a public hearing and consider action to recommend approval the ordinance for a Conditional Use Permit to allow a helistop on Lot 1, Bastrop Grove Section 1 located at 630 W SH 71, an area zoned C-1, Commercial-1, within the city limits of Bastrop and forward to the next City Council meeting.

1. Construction shall be in conformance with the 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).

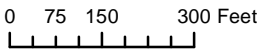
ATTACHMENTS:

- Exhibit A: Location Map
- Exhibit B: Site Plan
- Attachment 1: Letter from Applicant
- Attachment 2: Surrounding Property Owners Notification
- Attachment 3: Flight Path
- Attachment 4: Zoning Map



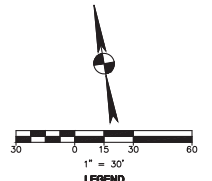
Bastrop Grove

**Location Map
Bastrop Grove
Conditional Use Permit
Seton Helistop**



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.

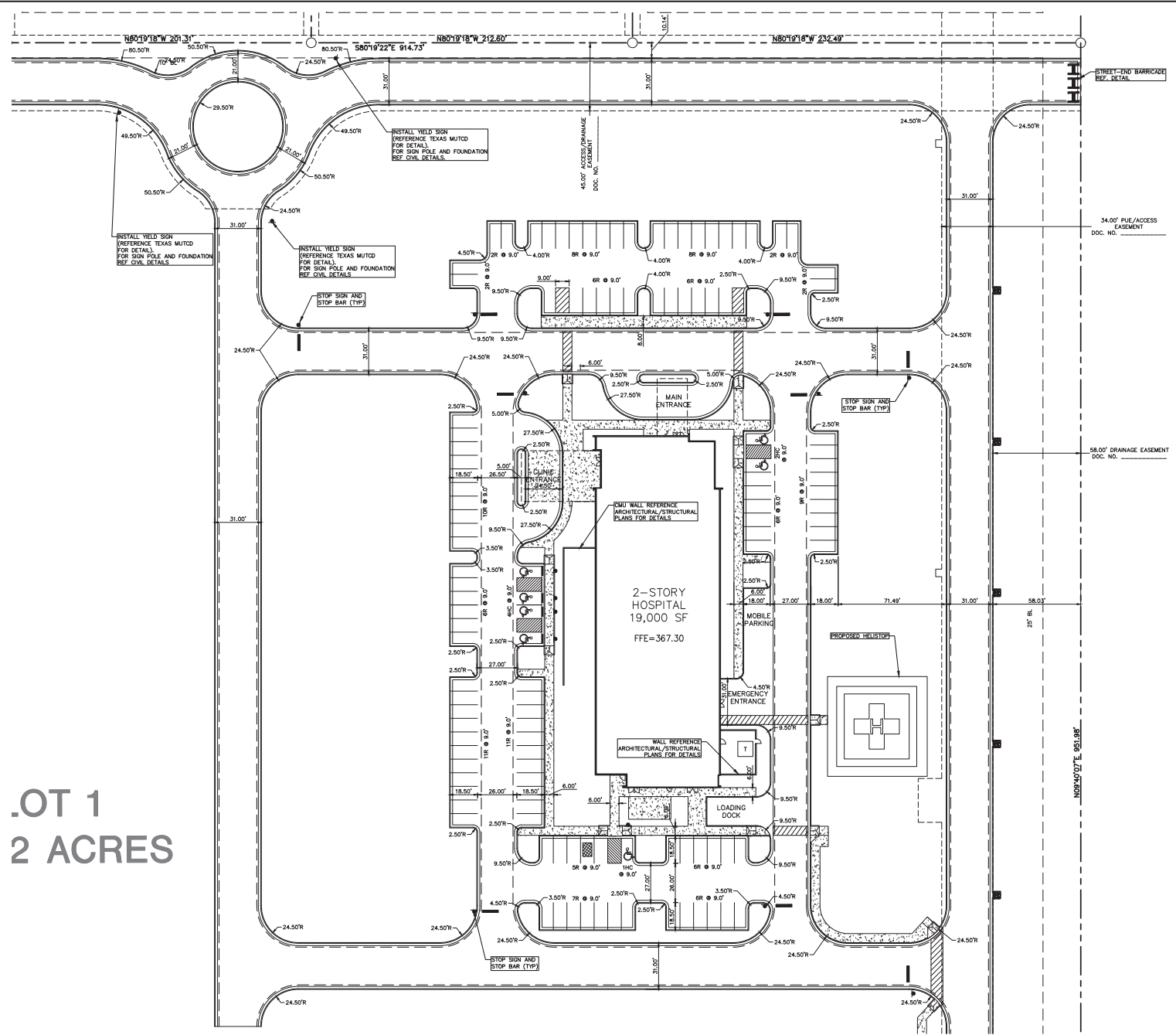
Date: 8/10/2018



COURTNR	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (E.O.W.) LINE
---	---	RECORD INFORMATION
---	---	LIGHT POLE
---	---	GROUND LIGHT
---	---	POWER POLE
---	---	DOWN SPOUT
---	---	TELEPHONE MANHOLE
---	---	WATER MANHOLE
---	---	WATER LINE MARKER
---	---	UNDERGROUND CABLE MARKER
---	---	UNDERGROUND GAS LINE MARKER
---	---	UNDERGROUND TELEPHONE MARKER
---	---	GAS RISER
---	---	TELEPHONE RISER
---	---	SPRINKLER CONTROL BOX
---	---	SWITCH GEAR & PAD
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT (SIZE VARIES)
---	---	CORRE TV RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL
---	---	GRATE INLET
---	---	CURB INLET (SIZE VARIES)
---	---	ORANGE TRAP (SIZE VARIES)
---	---	EDGE OF PAVEMENT
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMSEWER MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	WALL FINCH
---	---	TOUR LINE
---	---	DUMPSTER
---	---	CURB & GUTTER
---	---	EDGE OF PAVEMENT
---	---	THE SAME ELEVATION
---	---	HANDICAP ACCESS ROUTE
---	---	CONCRETE SIDEWALKS
---	---	CONCRETE RIP-RAP/TRUCKLE CHANNEL
---	---	WALL
---	---	WHEELSTOP
---	---	STALL
---	---	FRESH FLOOR ELEVATION
---	---	PARKING COUNT (REGULAR SPACES)
---	---	PARKING COUNT (HANDICAP SPACES)
---	---	PARKING COUNT (PARALLEL SPACES)
---	---	HANDICAP SPACE
---	---	BIKE PARKING
---	---	BARRICADE

NOTES:
 1. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
PARKING TABLE
 REQUIRED: 47 (5 HANDICAP, 1 VAN ACCESSIBLE)
 PROVIDED: 120 (7 HANDICAP, 3 VAN ACCESSIBLE)
 *REQUIRED PARKING BASED ON 1 BAY/ 300 S.F.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**.LOT 1
 2 ACRES**

PLOT DATE: _____
 REVISIONS: _____
 THE PRINTED INFORMATION ON THIS SHEET IS THE PROPERTY OF STANTEC INC.



Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

August 1, 2018
File: 222010772

Attention: Jerry Palady, P.E.
City of Bastrop, TX
Planning and Engineering
1311 Chestnut Street
Bastrop, TX 78602

Dear Mr. Palady,

Reference: Ascension Seton Bastrop Hospital – Conditional Use Permit for Helistop
Project Address: 630 W. SH 71, Bastrop, Texas 78602

On behalf of our client, Seton Family of Hospitals, Stantec Consulting Services, Inc., is submitting the attached Conditional Use Permit (CUP) Application for a Helistop which will be located within the limits of the permitted Ascension Seton Bastrop Hospital development (LAND-735-2017). The proposed use of this Helistop is to allow for emergency patients to be transported between the Ascension Seton Bastrop Hospital and other medical facilities.

The subject tract is within the Full Purpose Jurisdiction of the City of Bastrop, Texas. No portion of this site is located over the Edwards Aquifer as defined by the Texas Commission on Environmental Quality. According to the Federal Emergency Management Agency Flood Insurance Rate Map for Bastrop County, Texas Community Panel Number 48021C0355E dated January 19, 2016, a portion of this site is within the 500-year floodplain.

Please accept this letter, CUP application, CUP Ascension Seton Bastrop Hospital Helistop Plans, and attachments as our formal submittal to the City of Bastrop for your favorable review. If you have any questions or comments, please do not hesitate to contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read "Jose A. Martinez", written over a faint circular stamp or watermark.

Jose A. Martinez, E.I.T.
Civil Designer
Phone: (512) 469-5341
Jose.A.Martinez@stantec.com

Design with community in mind

V:\2220\active\222010772\civil\engineering\Submittal Docs\Final Plat Application\01B_Engineer's Summary Letter.docx

**Notice of Pending Conditional Use Permit Approval
City of Bastrop
Planning & Zoning Commission
And City Council**



Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, August 30, 2018 at 6:00 p.m.** and the **City Council** will conduct a public hearing (first reading) **Tuesday, September 11, 2018 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the request to approve the ordinance for a Conditional Use Permit to allow a **helistop** on Lot 1, Bastrop Grove Section 1 located at 630 W SH 71, an area zoned C-1, Commercial-1, within the city limits of Bastrop.

Applicant/Owner: Ascension Seton Bastrop Hospital

Address: 630 Highway 71 West

Legal Description: Lot 1, Bastrop Grove Section 1

The site location map and a letter from the property owner 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 CUP Regulations. For more information on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

For additional information, please visit or call the Planning & Development offices.



**PROPERTY OWNER'S
RESPONSE**

As a property owner within 200': (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: _____

Phone (optional): _____

Mailing Address: _____

Email (optional): _____

Property Owner's Signature: _____

Comments: (Optional)

Please provide reply to the address below, via fax (512) 332-8829, or email:
plan@cityofbastrop.org

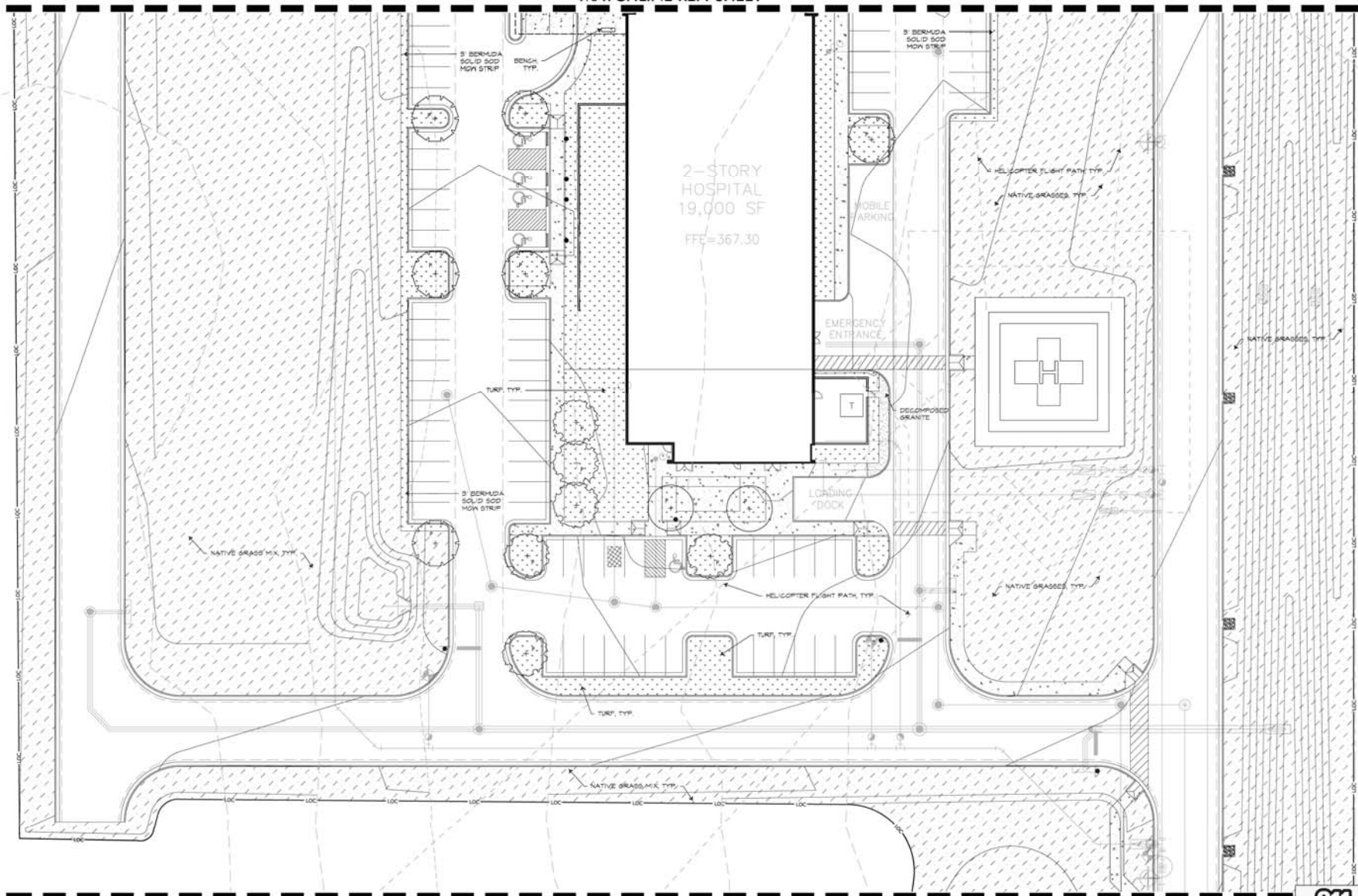
[For: Seton Helistop CUP](#)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT

1311 Chestnut Street • PO Box 427 • Bastrop, Texas 78602 • 512.332.8840 • www.cityofbastrop.org

MATCHLINE REF. SHEET 08



MATCHLINE REF. SHEET 10



CLIENT
SETON HEALTHCARE FAMILY
130 WEST 8th ST
AUSTIN, TX 78750

ARCHITECT
P&L INC.
300 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4202

CIVIL
STANTEC
1806 ALDRICH STREET SUITE 300
AUSTIN, TX 78723-3944

MEP ENGINEER
WSP
1737 EAST WASHINGTON STREET
PHOENIX, AZ 85034

COMMUNICATIONS
WSP
1737 EAST WASHINGTON STREET
PHOENIX, AZ 85034

MEDICAL EQUIPMENT
HSD INC.
7405 E. HUNTERTON, SUITE 230
CEDAR PARK, TX 78613



HKS

**ASCENSION
SETON
BASTROP
HOSPITAL**



REVISION

NO.	DATE	DESCRIPTION

DATE: December 21, 2017

ISSUE

SHEET TITLE: LANDSCAPE PLAN 2

SHEET NO: 09

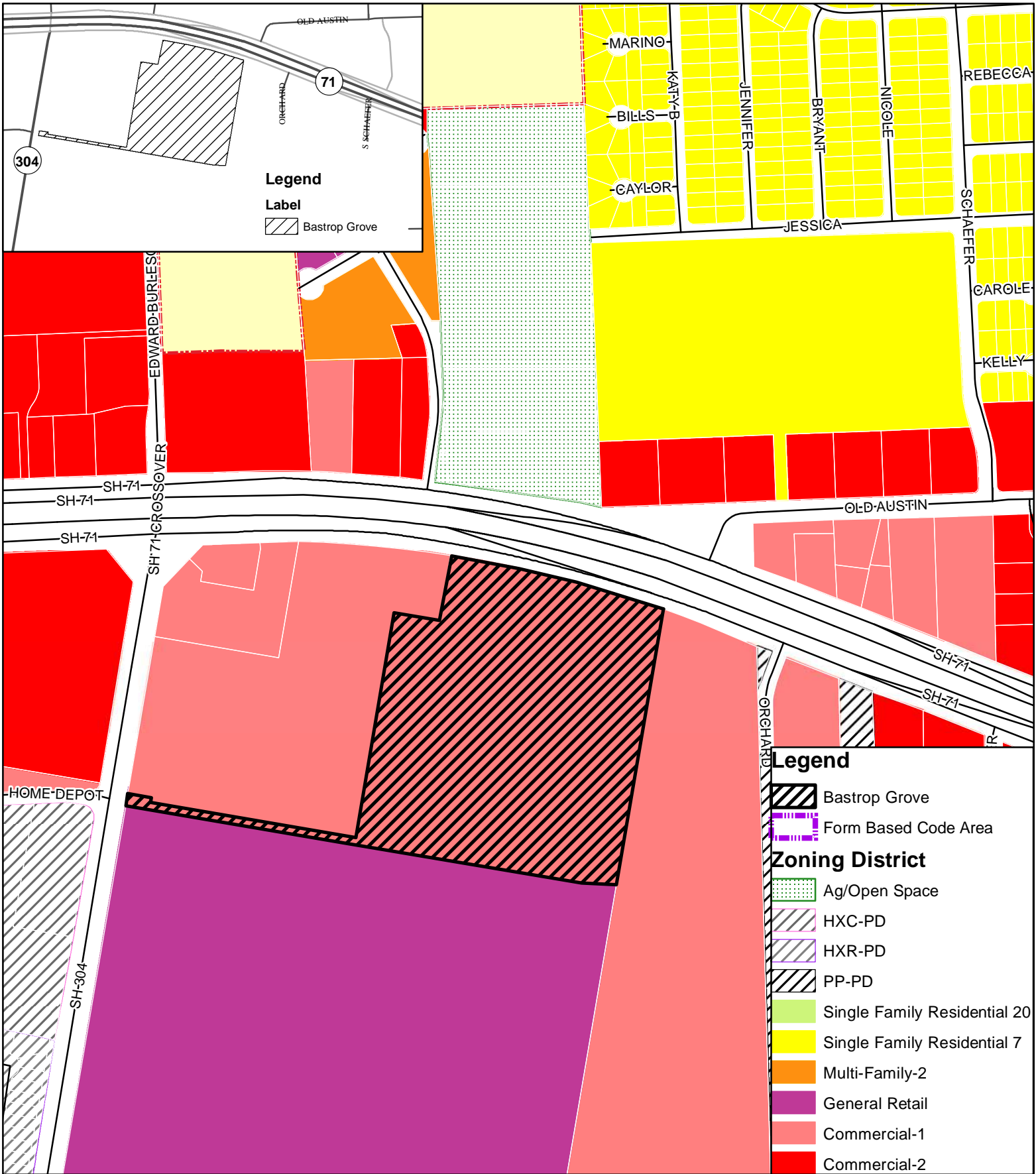
P	- PARKING TREE
B	- BUFFER TREE



811
Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENSING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PLANT DATE: 04/2018 11:51:00 AM BY: MARTINEZ, JOSE (AUSTIN) FILE PATH: I:\2018\022018\022018\SETON BASTROP HOSPITAL\LANDSCAPE\0811.DWG



Location and Zoning Map
 Seton Helistop Conditional Use Permit Request
 Zoned C-1, Commercial 1

1 inch = 532.26 feet



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: 08/24/2018

PLANNING & ZONING COMMISSION

STAFF REPORT



MEETING DATE: August 30, 2018

ITEM: 3C

TITLE:

Public hearing and consider action to recommend approval a residential re-plat for Piney Ridge Section 3, Lot 12 into Piney Ridge Section 3 Lots 12A & 12B, located at 367 Laura Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas and forward to the next City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Interim Planning Director

ITEM DETAILS:

Site Address: 367 Laura Lane (Attachment 1)
Total Acreage: 5.078 acres
Legal Description: Lot 12, Piney Ridge, Section 3

Property Owner: Sara Guera, Michael Greenhalgh and Karen Boda
Agent Contact: DeAnna Brooks, Olson Surveying

Existing Use: One single-family residential structure
Existing Zoning: None, Extraterritorial Jurisdiction
Future Land Use: Rural Residential

BACKGROUND/HISTORY:

The applicant is requesting to subdivide one residential lot into two residential lots. There is one house existing on the lot on the southwest side of the lot.

Streets

The new lot will take access off of Laura Lane, which is a 50 foot ROW, maintained by Bastrop County. No additional right-of-way dedication is required.

Utilities

This area is served by the City of Bastrop Water, Bluebonnet Electric and onsite sewer facilities (septic).

Drainage

Portions of both lots are within the 100-year FEMA floodplain. The replat shows the areas that are outside of the floodplain. Part of the existing structures on Lot 12A are built within the floodplain. On Lot 12B, there is 0.84 acres of buildable space outside of the floodplain. There are no additional public drainage requirements from the additional lot.

PUBLIC NOTIFICATION:

Notifications were mailed to 12 adjacent property owners on August 14, 2018 (Attachment 2). At the time of this report, no comments have been received.

POLICY EXPLANATION:

The local government code requires any residential replats to have a public hearing held by the municipal authority when granting approval. This plat will be reviewed by the Planning & Zoning Commission with a public hearing and at one City Council meeting with a public hearing.

Compliance with the Emergency Ordinance No. 2018-1 and 2018-2

This project meets the requirements for an Exemptions under both Emergency Ordinances. The application for replat was received prior to August 14, 2018, so this project is considered a Grandfathered Project as it continues to receive approvals in accordance with Chapter 245 of the Texas Local Government Code.

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan – Rural Residential: 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 residences, 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 agricultural or other similar uses.

The two lots are within the ETJ and are in an area with large lot residential. The sizes of the lots are 1.077 and 4.00 acres.

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 Code of Ordinances, Chapter 10 – Subdivisions outlines the requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

- Sec. 212.014. Replatting without Vacating Preceding Plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

The proposed replat meets all of the requirements above.

- 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 residential replat conforms to the Future Land Use Plan, which is designated Rural Residential for this area.

- (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 conforms to the adopted Transportation Master Plan. The additional lot will not create an additional traffic burden to the current infrastructure

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

No bond is required as no new public infrastructure is required.

- (4) it conforms to any rules adopted under Section 212.002.

The replat complies with the requirements of the adopted Subdivision Ordinance.

Code of Ordinances Chapter 10 – Subdivisions

- Section 4.30 – Standard Procedure – Short Form Procedure

4.30.1. The subdivider shall submit a replat of the entire area being subdivided. Prior to the plat being placed before the Commission for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development. A plat that contains the detailed information set forth in paragraphs 4.30.1-3 is considered administratively complete.

Planning and Engineering staff have reviewed the Piney Ridge Subdivision, Section 3, Lot 12A and Lot 12B, a Replat of Piney Ridge Subdivision, Section 3, Lot 12 for compliance with subdivision and utility standards and have deemed the plat administratively complete.

STAFF RECOMMENDATION:

Public hearing and consider action to recommend approval a residential replat for Piney Ridge Section 3 Lot 12 into Piney Ridge Section 3 Lots 12A & 12B, located at 367 Laura Lane, within the Extraterritorial Jurisdiction of Bastrop, Texas and forward to the next City Council meeting.

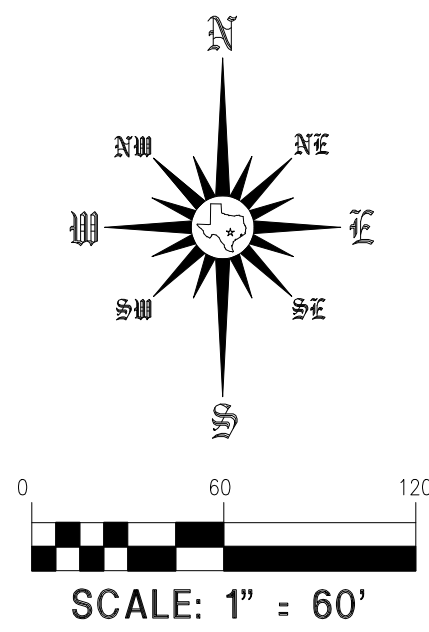
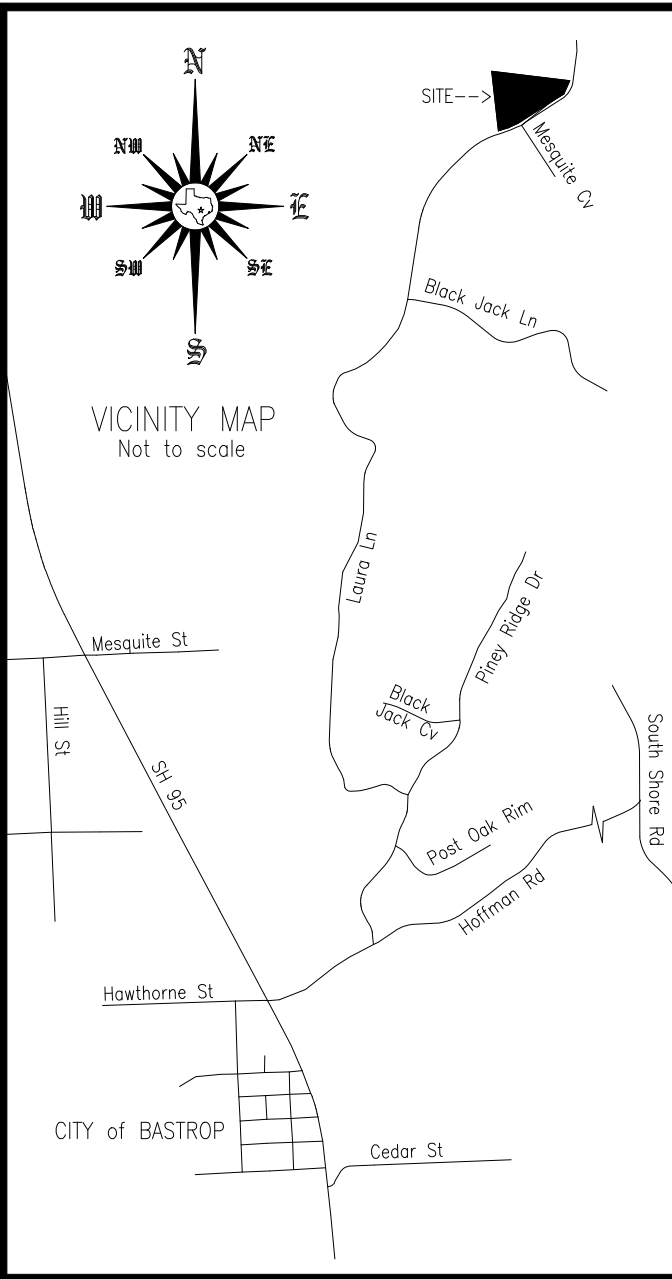
ATTACHMENTS:

Exhibit A: Piney Ridge Section 3, Lots 12A & 12B Replat

Attachment 1: Location Map

Attachment 2: Surrounding Property Notification

LOT 12A & 12B, REPLAT OF LOT 12, PINEY RIDGE, SECTION 3



- LEGEND**
- IRON ROD FOUND
 - 5/8" IRON ROD SET
 - △ FENCE POST
 - UTILITY POLE
 - ⊕ WATER METER
 - x- FENCE LINE
 - e- ELECTRIC LINE
 - BOUNDARY LINE
- EASEMENT ABBREVIATIONS**
- BL BUILDING LINE
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - BEC BLUEBONNET ELECTRIC CO-OP par 292/295
- RESTRICTIONS: 1928A BCPR and individual deeds**

COUNTY PLAT NOTES:

- ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE ROW. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY.
- ALL ADDRESSING (STREET NAMES AND NUMBERS) FOR INDIVIDUAL LOTS MUST BE ASSIGNED BY THE BASTROP COUNTY 9-1-1 ADDRESSING COORDINATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE TO OBTAINED AND ISSUED THROUGH BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS AND CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE REGULATIONS AND REQUIREMENTS OF BASTROP COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATIONS OR RE-PLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH REGULATIONS AND REQUIREMENTS.
- THIS PROJECT IS LOCATED WITHIN THE AREA OF "KNOWN AND POTENTIAL HABITAT" OF THE ENDANGERED HOUSTON TOAD AS DETERMINED BY THE U.S. FISH AND WILDLIFE SERVICE AS AUTHORIZED UNDER BASTROP COUNTY'S FEDERAL FISH AND WILDLIFE-ISSUED ENDANGERED SPECIES-INCIDENTAL TAKE PERMIT NUMBER TE-113500-0. PROPERTY OWNERS SHOULD CONTACT THE LOST PINES HABITAT CONSERVATION PLAN (LPHCP) ADMINISTRATOR AT THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT ACTIVITY.
- SINCE NO FURTHER FRAGMENTATION OF POTENTIAL HOUSTON TOAD HABITAT OCCURS FROM THIS SUBDIVISION, IT HAS NO EFFECT TO THE LPHCP.
- ACCORDING TO THE LPHCP, A SUBDIVISION PLAT RECORDED AFTER OCTOBER 1, 2003 THAT DOES NOT COMPLY WITH THE CONSERVATION SUBDIVISION DEVELOPMENT GUIDELINES DESCRIBED IN THE PLAN DOES NOT COVER INCIDENTAL TAKE OF THE HOUSTON TOAD RESULTING FROM THE CONSTRUCTION OF SINGLE-FAMILY RESIDENCES. THESE TRACTS DO NOT MEET THE REQUIREMENTS SET FORTH IN THE CONSERVATION SUBDIVISION GUIDELINES, AND THIS CANNOT BE DEVELOPED AS A CONSERVATION SUBDIVISION. AS A RESULT, ANY DEVELOPMENT APPLICATION RECEIVED FOR THESE PLATTED LOTS WILL BE REFERRED TO THE US FISH AND WILDLIFE SERVICE FOR INDIVIDUAL CONSULTATION.
- THIS SUBDIVISION LIES WITHIN THE CITY OF BASTROP STATUTORY ETJ, AS DESIGNATED BY INTERLOCAL AGREEMENT OF RECORD FILED IN VOLUME 1603, PAGE 527, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION SYSTEM AND WASTEWATER SYSTEM.

LESLIE CROSBY, D.R. #052228697 DATE _____
DESIGNATED REPRESENTATIVE

A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 4802100220E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.

BASE FLOOD ELEVATION FOR LOT 12A - 385', LOT 12B - 381.3' AS DETERMINED BY BASTROP COUNTY FLOOD PLAIN ADMINISTRATOR. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.

CONTOUR DATA FROM TOPO DEPOT AND DOES NOT REPRESENT AN ON THE GROUND TOPOGRAPHIC SURVEY.

THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.

STATE OF TEXAS {}
COUNTY OF BASTROP {}

I, MICHAEL D. OLSON, 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 WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS.

MICHAEL D. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5386
711 WATER STREET
BASTROP, TEXAS 78602
312-321-5476

DATE: _____

CITY NOTES:

- WATER SERVICE IS PROVIDED BY CITY OF BASTROP
- WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWER.
- ELECTRIC SERVICE IS PROVIDED BY THE BLUEBONNET ELECTRIC.
- ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED 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-PLATING 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 CERTIFICATES OF OCCUPANCY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED, AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE 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 TEN (10) 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 GOVERNMENTAL AUTHORITIES.
- NO BUILDINGS, 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.
- EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE STRUCTURE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 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.
- A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF BASTROP SUBDIVISION ORDINANCE.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, PINEY RIDGE, SECTION 3, RECORDED IN PLAT CABINET 1, PAGE 193A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.

APPROVED THIS DAY _____ OF _____ BY THE CITY COUNCIL OF BASTROP, TEXAS.

OF _____, 201___, A.D.

APPROVED: _____ ATTEST: _____

CONNIE B. SCHROEDER, MAYOR CITY OF BASTROP, TEXAS CITY SECRETARY,

STATE OF TEXAS {}
COUNTY OF BASTROP {}

I, ROSE PIETSCH, COUNTY CLERK FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE _____ DAY OF _____, 201___, A.D. AT 201___, A.D.

AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN PLAT CABINET _____,

PAGE _____ FILED FOR RECORD ON THE _____ DAY OF _____, 201___, A.D.

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

DEPUTY

STATE OF TEXAS {}
COUNTY OF BASTROP {}

KNOW ALL MEN BY THESE PRESENTS:

THAT KAREN BODU BEING THE OWNERS OF LOT 12B, PINEY RIDGE, SECTION 3, A SUBDIVISION IN BASTROP COUNTY, TEXAS, RECORDED IN PLAT CABINET 1, PAGE 193A, AND AS RECORDED IN DOCUMENT NO. 201712247 OFFICIAL RECORDS OF BASTROP TEXAS, DO HEREBY AMEND SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

LOT 12A & 12B, REPLAT OF LOT 12, PINEY RIDGE, SECTION 3

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 201___.

KAREN BODU
1905 ALYSSA DR.
MANHACCA, TEXAS 78652

STATE OF TEXAS {}
COUNTY OF BASTROP {}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAREN BODU KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 201___, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SEAL

PRINTED NAME OF NOTARY / EXPIRES _____

STATE OF TEXAS {}
COUNTY OF BASTROP {}

KNOW ALL MEN BY THESE PRESENTS:

THAT SARA A. GUERRA & MICHAEL T. GREENHALGH BEING THE OWNERS OF LOT 12B, PINEY RIDGE, SECTION 3, A SUBDIVISION IN BASTROP COUNTY, TEXAS, RECORDED IN PLAT CABINET 1, PAGE 193A, AND AS RECORDED IN DOCUMENT NO. 200207167 OFFICIAL RECORDS OF BASTROP TEXAS, DO HEREBY AMEND SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

LOT 12A & 12B, AMENDING PLAT OF LOT 12, PINEY RIDGE, SECTION 3

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 201___.

SARA A. GUERRA
367 LAURA LN
BASTROP, TEXAS 78602

MICHAEL T. GREENHALGH

STATE OF TEXAS {}
COUNTY OF BASTROP {}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SARA A. GUERRA & MICHAEL T. GREENHALGH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

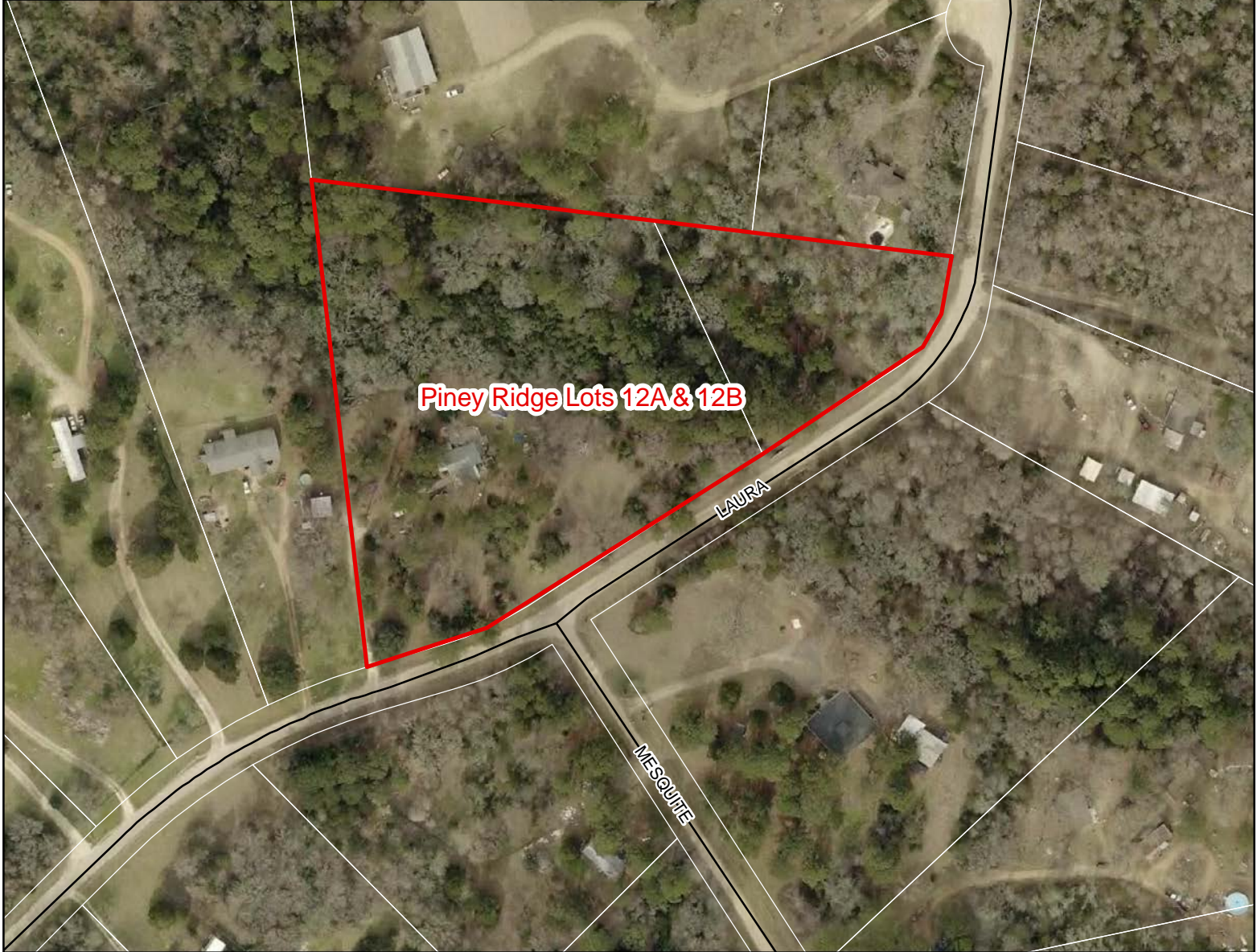
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 201___, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

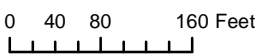
SEAL

PRINTED NAME OF NOTARY / EXPIRES _____

REVISED
7:02 am, Jul 19, 2018



Piney Ridge Lots 12A & 12B



**Location Map
Residential Replat**



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: 8/10/2018

Notice of Pending Conditional Use Permit Approval
City of Bastrop
Planning & Zoning Commission
And City Council



Dear Property Owner:

The **Planning and Zoning Commission** will conduct a public hearing on **Thursday, August 30, 2018 at 6:00 p.m.** and the **City Council** will conduct a public hearing **Tuesday, September 11, 2018 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the request to approve a residential re-plat for Piney Ridge Section 3 Lot 12 into Piney Ridge Section 3 Lots 12A & 12B located at 367 Laura Lane within the ETJ of Bastrop, Texas.

Applicant/Owner: Olson Surveying Inc.

Address: 367 Laura Lane

Legal Description: Piney Ridge Section 3 Lot 12 into Piney Ridge Section 3 Lots 12A & 12B

The site location map and a letter from the property owner 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 on this project, you can contact the Planning & Development offices at (512) 332-8840, plan@cityofbastrop.org, or visit the office at 1311 Chestnut Street, Bastrop, Texas.

For additional information, please visit or call the Planning & Development offices.

X

PROPERTY OWNER'S RESPONSE

As a property owner within 200': (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: Michael Greenhalgh / Sara Guerra
Property Address: 367 Laura Ln Bastrop TX 78602
Phone (optional): 512-4971130
Mailing Address: 367 Laura Ln Bastrop TX 78602
Email (optional): sguerra11@austin.rr.com
Property Owner's Signature: Michael Greenhalgh

Comments: (Optional)

Sara Guerra

Please provide reply to the address below, via fax (512) 332-8829, or email:
plan@cityofbastrop.org

For: Piney Ridge Replat



PLANNING & DEVELOPMENT

PLANNING & ZONING COMMISSION STAFF REPORT



MEETING DATE: August 30, 2018

ITEM: 3D

TITLE:

Consider action on a request for a subdivision variance to allow the installation of a new on-site sewage facility (septic) when the property is within 300 feet of a public wastewater line for 0.572 acres of Farm Lot 65 East of Main Street, located at 1603 State Highway 95, within the city limits of Bastrop, Texas and forward to City Council for consideration at their next meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Interim Planning Director

ITEM DETAILS:

Site Address: 1603 Highway 95 (Exhibit A)
Total Acreage: 0.572 acres
Legal Description: Farm Lot 65 East of Main Street

Property Owners: Lee Roy and Lossie Peterson
Agent Contact: Joseph Thompson

Existing Use: Residential
Existing Zoning: A/OS, Agricultural Open Space
Future Land Use: Transitional Residential

BACKGROUND/HISTORY:

The applicant has requested a subdivision variance to allow the replacement of an onsite sewer facility (septic) (Attachment 1). The property previously had a single-family home on the lot that was demolished in February 2018, due to damage that was sustained in the 2015 floods. The site had utilized onsite sewer, but with the demolition of the structure, the existing septic was deemed as insufficient for a new structure.

When a site needs a new wastewater system and is within 300 feet of a public wastewater line, the property owner is required to extend the public line to the farthest point of the site and connect to the public sewer system. The property is within approximately 120 feet of a public sewer line, but would be required to run the line approximately 280 feet.

Additionally, the connection point of the public wastewater line at SH 95 and Cedar Street is 11 feet deep and there are several large trees in TxDOT right-of-way that will have to be bored under or removed during the installation of the line.



POLICY EXPLANATION:

Compliance with the Emergency Ordinance No. 2018-1 and 2018-2

This project meets the requirements for an Exemptions under both Emergency Ordinances. The application for demolition and the subdivision variance were received prior to August 14, 2018, so this project is considered a Grandfathered Project as it continues to receive approvals in accordance with Chapter 245 of the Texas Local Government Code.

Chapter 10 Subdivision, Section 9 – Variance of the Subdivision Ordinance

When a subdivider can show that a provision of these regulations would cause necessary hardship if strictly adhered to, and where, because of some condition peculiar to the site, and when in the opinion of the City Council, a departure may be made without destroying the intent of such provisions the City Council may authorize a variance.

Chapter 13 – Utilities, Section Sec. 13.04.008 - Development of organized disposal systems requires new and existing subdivisions to provide installation of public wastewater lines when a site is within 300 feet and the existing onsite sewer facility can no longer be used. The lot meets the requirements as “lot of record” as it has existed in the current configuration before April 20, 1981, so it meets the exemption from the requirement to plat under the subdivision section. A subdivision variance can be requested to waive the requirements of the utility extension that are triggered for an existing lot of record.

The requirement for the extension of the public wastewater system is greater in this circumstance as it is only being extended to serve one structure.

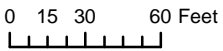
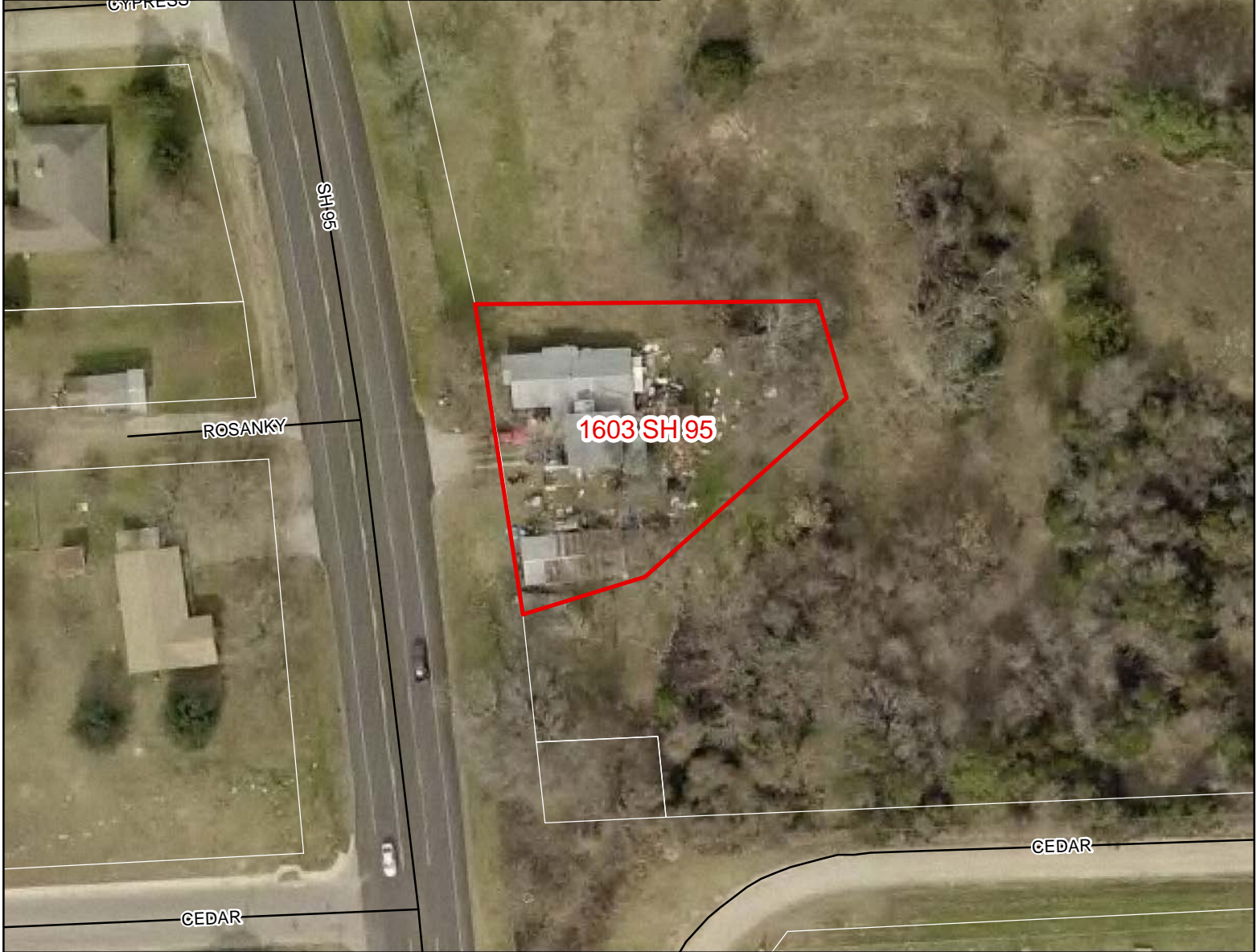
RECOMMENDATION:

Consider action to deny a request for a subdivision variance to allow the installation of a new on-site sewage facility (septic) when the property is within 300 feet of a public wastewater line for 0.572 acres of Farm Lot 65 East of Main Street, located at 1603 State Highway 95, within the city limits of Bastrop, Texas and forward to City Council for consideration at their next meeting.

ATTACHMENTS:

Exhibit A: Location Map

Attachment 1: Letter and Attachments from the Applicant



Location Map
 Subdivision Variance
 1603 SH 95



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: 8/14/2018

Proposed construction of OSSF at 1603 SH 95

Project will consist of the construction and installation of a septic system for the proposed new home construction at 1603 SH 95 Bastrop 78602.

The property is owned in care of Lossie Peterson who has solely managed the property for a period of approximately 5 years, and lived on the property her entire life. She was born in 1952. The home was built by her family in 1943.

Development of new residence and necessary utilities

During the floods of 2015, the property and home where Ms. Peterson had resided were flooded and damaged to the extent they were uninhabitable. Ultimately the home which Lossie had lived in since birth had to be demolished.

She has been displaced from her home since that time. She entered into the process of purchasing a home to place on the property nearly two years ago. Due to multiple hurdles and hardships outside of her control, Lossie is still displaced from her childhood family home.

Upon acquisition of Ms. Peterson's file at my office we determined that there were several matters that needed to be addressed before she could once again reside at 1603 SH 95. The least concerning included the financing of a home, and feasibility of the location. The site will easily accept placement of a new manufactured or modular home. Additionally, we know that public water and electricity are also available.

The immediate and most egregious challenge is the lack of access to sewage and wastewater management. Ms. Peterson's property is zoned Open Space/Agricultural Use. It has been the site of a single family residence since 1943 until the aforementioned flood and subsequent, necessary demolition of the family residence. Ms. Peterson has been the sole caretaker, tax payer of the home since 2013. She desires to continue to live out the rest of her life at this property.

Analysis

While the property currently has an aged septic system, it is unsuitable for use. The nearest city sewer line is 300 ft from the residential access point. The feasibility and practicality of constructing a sewer line is minimal at best. The line is at a depth of 11' and would require the removal of two large trees located in the TxDOT ROW. The project is an estimated cost of \$30,000 to \$40,000, a cost that will fall solely to the property owner. As a single female and retired disabled veteran, a cost of this caliber would be financially impossible for Ms. Peterson. The impact would be devastating to her livelihood. Installation of a sewer line at the required depth and length is a significant and invasive construction project. Disruption of the surrounding natural areas, including trees and fields is a concern. Impact on the public is an additional concern as well, due to construction noise and traffic impediment regarding the immediate proximity to SH 95. What is most apparent in the analysis of the construction plans is the discernibly exorbitant and unnecessary nature of the project.

Execution of proposal

In coordination with an engineer and contractor we will be able to complete the installation of a septic system in a substantially shorter time frame in comparison to construction of a 300'

sewer line extension. The installation of a septic system can be completed alongside installation and construction of the home. This will allow Ms. Peterson to return to her homestead as soon as possible.

Alternately the requirements of engineering and construction inclusive of exorbitant cost will delay the construction of a 300' sewer line indefinitely. Disallowing a variance for installation of a septic will create a situation that is detrimental to the well being and livelihood of not only one Bastrop resident but in fact, the entire community. Allowing the construction of septic and home is a viable and fiscally appropriate solution. Requiring the extension and construction of a sewer line means that Ms. Peterson will not be able to reside on the land that has been in her family for nearly 100 years. Without the property under her care and management it is at risk of deterioration, resulting in loss of value.

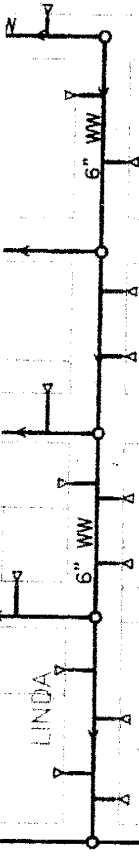
Conclusion

For the betterment of the community, the support of its long time residents, their financial and emotional wellbeing, it's clear that issuing a variance for the construction of an OSSF is the solution. Fiscal responsibility is always a primary concern of governmental bodies. Surely the Bastrop City Counsel would agree to set that example and pass that attitude of logic and reasoning on to its citizens as well

HOFFMAN ROAD

U.S. HIGHWAY 95

CEDAR ST.



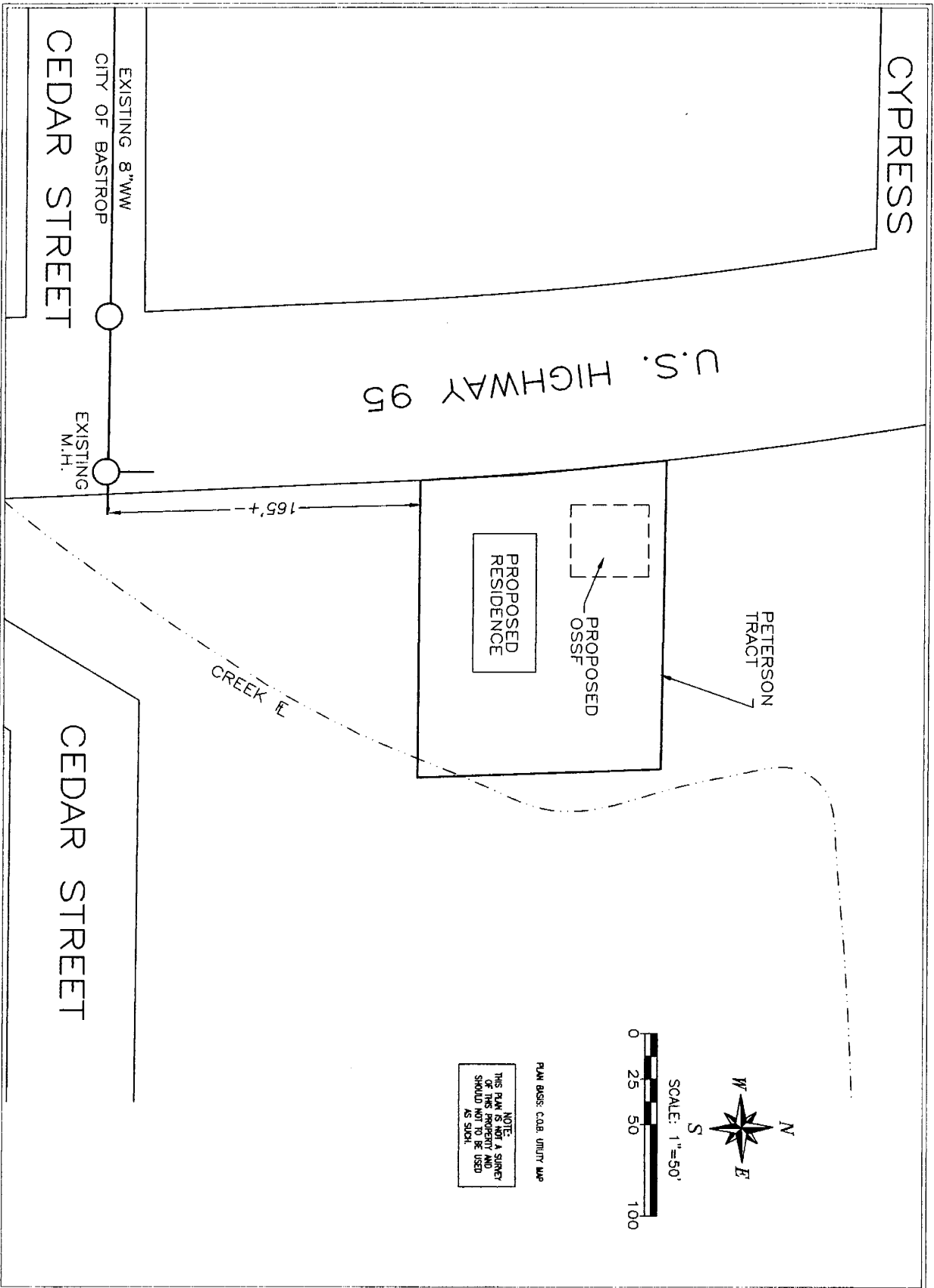
1603 Hwy 95

~ SITE

70' STEEL CASING

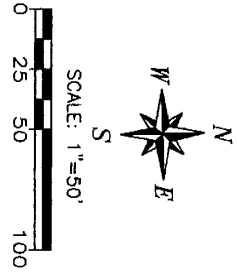
MATCH F5-2

NORTH
1" = 200'



NOTE:
THIS PLAN IS NOT A SURVEY
OF THIS PROPERTY AND
SHOULD NOT BE USED
AS SUCH.

PLAN BASE: COB. UTILITY MAP



C.E.E., Inc.
CONSULTING ENGINEERS

COOMBS ENVIRONMENTAL
ENGINEERING, INC.
1610 WILLIAMS DRIVE
GEORGETOWN, TX 78628
TBPE REG. #F-3742
(512) 763-1600
FAX: (512) 519-7364

PRELIMINARY
NOT FOR CONSTRUCTION

DWC
10 AUG 18

APPLICANT: CLAYTON HOMES	SITE: 1603 HWY 95 N
PETERSON PRELIMINARY SITE LAYOUT	
DWG NO: 82091	DWN BY: DNK
DATE: 8/10/18	CHK BY: DWC
SHEET 1 OF 1	

PLANNING & ZONING COMMISSION

STAFF REPORT



MEETING DATE: August 30, 2018

ITEM: 4A

TITLE:

Update on Building Bastrop.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director

BACKGROUND/HISTORY:

The Building Bastrop - *Honoring our Authentic Past, Planning for our Sustainable Future*

On August 14, 2018, the Bastrop City Council took the first step toward imposing a temporary moratorium on new development in Bastrop based on current land-use regulations.

During this moratorium, Council will work with City staff and the broader community to analyze and modify existing land-use regulations to properly address Bastrop's infrastructure needs and promote new development that is in line with what we know and love about Bastrop.

You can get updates on the initiative online here: <https://www.cityofbastrop.org/buildingbastrop>

Staff has been working and will continue to work on processes to enact the regulations set forth in the Emergency Ordinances No. 1 and 2. For all projects, they must either have qualified for an Exception or an Exemption. The applications to apply for the two categories are attached.

ATTACHMENTS:

Exception Application

Exemption Application

Process Overview

1. Complete Submittal Package*, which includes: Application and associated Checklist Items
2. Staff review, with comments issued as needed
3. Exception Determination Letter issued by Planning Director
 - a. If determined the project DOES qualify as an Exception, submit permit application for project
 - b. If determined the project DOES NOT qualify as an Exception by the Planning Director, the City Manager will make determination, followed by a City Council determination if needed.

*Incomplete submittals will not be accepted

Select your Exception

- No Impact Project
 Ongoing Project
 Grandfathered Project

Property Owner

Name: _____

Address: _____

City, State Zip: _____

Phone Number: _____ E-mail Address _____

Applicant

Name: _____ Role (i.e. developer, agent, etc.): _____

Company Name: _____

Address: _____

Phone Number: _____ E-mail Address _____

Project Information

Project Name: _____

Property Address: _____ BCAD Property ID: _____

Legal Description: _____

Current Use(s) of the Property: _____

Nature of the Project: _____

Existing Zoning District: _____



Exception Application

Total Property Area (sq ft): _____ Total Number Lots: _____

Total Area of Impervious Surface (sq ft): Existing: _____ Proposed: _____

Total Number of Buildings: Existing: _____ Proposed: _____

Footprint of Each Building (sq ft):
Existing: _____
Proposed: _____

Total Number of Dwelling Units by Type (single family, duplex, multi-family, etc.):
Existing: _____
Proposed: _____

Amount of Non-Residential Square Footage (ground floor building footprint only) by Type (office, retail, commercial, industrial, warehouse, etc.). If project is mixed-use (mix of uses on same lot, please specify):
Existing: _____
Proposed: _____

Number of Phases of Development: _____

Explain the current drainage pattern on the site (submit attachment if needed): _____

Explain the drainage pattern of the site after the project is complete (submit attachment if needed): _____

No Impact Projects:

- Yes No Will the project increase density on site?
- Yes No Will the project increase or impact impervious cover?
- Yes No Will the project expand the footprint of an existing structure?
- Yes No Will the project alter the current drainage pattern on the property?

Ongoing Projects:

List of Permit(s) and Numbers (if available): _____

Applicant Certification

The applicant certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. Signature below also authorizes the City of Bastrop and its agents to visit and inspect the property for which this application is being submitted.

Signature and Title

Date



Exception Application

Additional Information Required for Grandfathered Projects

1. Please indicate permits or development approvals received that are the basis to establish rights to complete the Project. Please specify all that may be applicable and include copies of the permit.

CONSENT AGREEMENT/DEVELOPMENT AGREEMENT/MEMORANDUM OF UNDERSTANDING		
Name:	Approval Date:	
Expiration Date:	Volume No.:	Page No.:
PLANNED DEVELOPMENT DISTRICT (PDD) PLAN		
PDD Name:	Ordinance No.:	
Approval Date:	Last Revision Date:	Acreage:
PLAT APPLICATION		
<i>Note: Plat must be approved within 24 months of application submittal date</i>		
Plat Name:		
Legal Description:		
Submittal Date:	Expiration Date:	Acreage:
APPROVED/RECORDED PLAT		
<i>Note: If plat is not recorded within 2 years of plat approval permit rights will expire</i>		
Plat Name:		
Legal Description:		
Approval Date:	Expiration Date:	Acreage:
Recording Date:	Volume No.:	Page No.:
OTHER PERMIT		
Type of Permit:	Submittal Date:	
Permit No.:	Date Issued:	Expiration Date:



Exception Application

2. Date establishing claim of rights for this Project: _____

3. **Describe any construction or related actions that have taken place on the property since that date:** *Include the date, nature and extent of each physical improvement to the property including structures, utilities, roads, driveways, etc.*

4. **Describe how the Project has addressed drainage:** *Include the standards and assumptions used, impact to this property and adjacent properties, stormwater flows from the Project, etc.*



Exception Application

5. Authorization from Property Owner

I, _____, swear and affirm that I am the owner of property at _____, as shown in the records of Bastrop County, Texas, which is the subject of this application.

I, _____, the owner of the property subject to this Grandfathered Project Exception Application, authorize to submit the application and serve as my representative for this request.

Property owner's signature

Date

6. Sworn statement:

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this Project and, during the pending time of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Applicant's Name

Applicant's signature

Date

Sworn to and subscribed before me by _____ on this _____ day of _____

_____ in the year _____, to certify which witness my hand and seal of office.

Notary Public, State of Texas



Exemption Application

Process Overview

1. Request a Pre-Submission Meeting with the Directors (or their designees) of Planning, Engineering, and Public Works using the Pre-Submission Meeting Request Form
2. Meet with Staff at the scheduled time
3. Complete Submittal Package*, which includes: Application and associated Checklist Items
 - a. Package might require execution of negotiated agreements or enactment of additional ordinances
4. Staff review, with comments issued as needed
5. City Council meeting and approval by Resolution or Ordinance
 - a. If approved, submit appropriate permit application for project
 - b. If denied, City Council will provide direction and the applicant may resubmit

*Incomplete submittals will not be accepted

Select your Exemption

- Planned Development District
- Alternative Design Standard
- ETJ Development Agreement
- Waiver

See Associated Checklists for Additional Submittal Requirements

Property Owner

Name: _____

Address: _____

City, State Zip: _____

Phone Number: _____ E-mail Address _____

Applicant

Name: _____ Role (i.e. developer, agent, etc.): _____

Company Name: _____

Address: _____

Phone Number: _____ E-mail Address _____

Project Information

Project Name: _____

Property Address: _____ BCAD Property ID: _____

Legal Description: _____



Exemption Application

Current Uses: _____

Nature of the Project: _____

Existing Zoning District: _____

Total Acreage: _____ Total Lots: _____

Describe how the Project has addressed drainage: *Include the standards and assumptions used, impact to this property and adjacent properties, stormwater flows from the Project, etc.*

Applicant Certification

The applicant certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. Signature below also authorizes the City of Bastrop and its agents to visit and inspect the property for which this application is being submitted.

Signature and Title

Date

PLANNING & ZONING COMMISSION

STAFF REPORT



MEETING DATE: August 30, 2018

ITEM: 4B

TITLE:

Update from Matt Lewis regarding the DNA of Downtown.

CONSULTANT REPRESENTATIVE:

Matt Lewis, CNU-A, President/CEO of SimpleCity Design

BACKGROUND/HISTORY:

The City has contracted SimpleCity Design to re-write the land use codes, re-writing the zoning and sign codes, while providing technical manuals and code guides that will enable staff and users of the new ordinances to provide realistic and consistent standards.

Before starting on the new codes, SimpleCity will research and provide an analysis of the DNA of Downtown Bastrop to use the development patterns of the past to help inform the development standards in the new zoning, subdivision and sign ordinances.

The City will be hosting an Open House event on Tuesday, September 18th from 6:30-8:30 p.m. at the Bastrop Convention & Exhibit Center at 1408 Chestnut Street.