



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

September 28, 2017 at 6:00 P.M.

City of Bastrop Planning & Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Department at (512) 332-8840. You may also write to 1311 Chestnut Street, 78602, email plan@cityofbastrop.org or call 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

Comments will be heard from the audience on any topic not listed on the agenda, not to exceed three (3) minutes in length. To address the Commission, please submit a fully completed request card to the Commission Secretary 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, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Commission Secretary prior to the consideration of that item.

3. WORKSHOP SESSION

A. Presentation on drainage.

4. BREAK – 6:30

The Planning and Zoning Commission will adjourn from their meeting.

5. RECONVENE – 6:45

The Planning and Zoning Commission will reconvene back into their regular session.

6. ITEMS FOR INDIVIDUAL CONSIDERATION

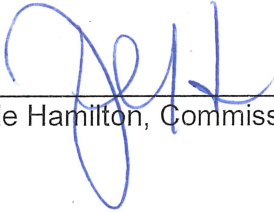
- A. Consider action to approve meeting minutes from the August 31, 2017 Planning and Zoning Commission Meeting.
- B. Public Hearing and consider action to recommend approval of a Conditional Use Permit (CUP) for Hunter's Crossing Subdivision, Section 2-A, Lot 2 to allow for an Indoor Commercial Amusement use in a 2,164 square foot shopping center suite, located at 201 Hunter's Crossing Boulevard, Suite 14, and forward to the next available City Council meeting.

7. DIRECTOR OF PLANNING & DEVELOPMENT UPDATES

- A. Direction from the Planning and Zoning Commission on any items to be included on future agendas.

8. 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 Sept 22 2017 9:42 am and remained posted for at least two hours after said meeting was convened.



Vivianna Nicole Hamilton, Commission Secretary

Planning and Zoning Commission

Meeting Minutes

The City of Bastrop Planning and Zoning Commission met Thursday, August 31, 2017 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. Call to order

Lisa Patterson called the meeting to order at 6:00 p.m.

Lisa Patterson	Present
Debbie Moore	Present
Patrick Connell	Present
Dianna Rose	Present
Cynthia Meyer	Present
Alyssa Halle-Schramm	Absent
Matthew Lassen	Present
Sue Ann Fruge	Absent
Richard Gartman	Present

2. Staff and board reports.

A. Introduction of Interim Planning Director Dave Gattis

Dave Gattis introduced himself to the Planning and Zoning Commission.

3. Citizen comments *(During this time, persons may address the Planning and Zoning Commission on any issue not otherwise listed on this Agenda. Please observe the time limit of three (3) minutes for general citizen comments. In accordance with the State of Texas Open Meeting Act, the Commission may not comment, deliberate or take action on such citizen comments/statements during this meeting, except as authorized by Section 551.042, Texas Government Code.)*

There were no citizens comments.

4. Items for individual consideration

A. Meeting Minutes from the July 27, 2017 Planning and Zoning Commission Meeting.

Debbie Moore made a motion to approve the July 27, 2017 Meeting Minutes. Richard Gartman seconded the motion and the motion carried unanimously. Cynthia Meyer and Matt Lassen abstained from the motion.

B. Consider action to recommend approval of the Pecan Park, Section 6B Preliminary Plat located south of the extension of Childers Drive, located within the city limits of Bastrop, Texas, being 14.00 acres out of the Mozea Rousseau Survey, Abstract 56, and forward to the next available City Council meeting.

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Discussion commenced between Staff and the Commission.

Debbie Moore made motion to recommend approval of the Pecan Park, Section 6B Preliminary Plat located south of the extension of Childers Drive, located within the city limits of Bastrop, Texas, being 14.00 acres out of the Mozea Rousseau Survey, Abstract 56, and forward to the next available City Council meeting. Diana Rose seconded the motion and the motion carried unanimously. Patrick Connell abstained from the motion.

C. Consider action to recommend approval of The Colony MUD 1A, Section 2 Preliminary Plat located west of FM 969 and north of the future extension of Sam Houston Drive, being 23.689 acres out of the Jose Manuel Bangs Survey, and forward to the next available City Council meeting.

Staff presented from the information given to the Planning and Zoning Commissioners in the packet.

Discussion commenced between the Commission, Staff and the public in regards to the proposed drainage for the Colony MUD 1A, Section 2.

Patrick Connell made a motion to recommend approval of The Colony MUD 1A, Section 2 Preliminary Plat located west of FM 969 and north of the future extension of Sam Houston Drive, being 23.689 acres out of the Jose Manuel Bangs Survey, and forward to the next available City Council meeting. Richard Gartman seconded the motion and the motion carried unanimously.

5. Director of Planning and Development update

A. Update regarding an award received from the American Planning Association for the Comprehensive Plan.

B. Direction from the Planning and Zoning Commission on any items to be included on future agendas.

Wesley Brandon spoke to the Commission about the American Planning Association award the Planning and Development Department had received for the Comprehensive Plan.

The Planning and Zoning Commission asked Staff for a workshop session at the next Planning and Zoning meeting to discuss drainage.

6. Adjourn

Patrick Connell made a motion to adjourn at 6:37 p.m.. Debbie Moore seconded the motion, and the motion carried unanimously.

Lisa Patterson, Chair

Debbie Moore, Vice Chair

PLANNING & ZONING STAFF REPORT



MEETING DATE: September 28, 2017

Item: 3A

TITLE:

Presentation

STAFF REPRESENTATIVE:

David R. Gattis, FAICP, CFM, ICMA-CM

ITEM DETAILS:

At the August 31, 2017 meeting, the Commission request that hold a workshop session at the next meeting to review the basics of drainage and how development decision impact drainage systems.

ATTACHMENTS:

PowerPoint Presentation

P&Z DRAINAGE WORKSHOP

September 28, 2017



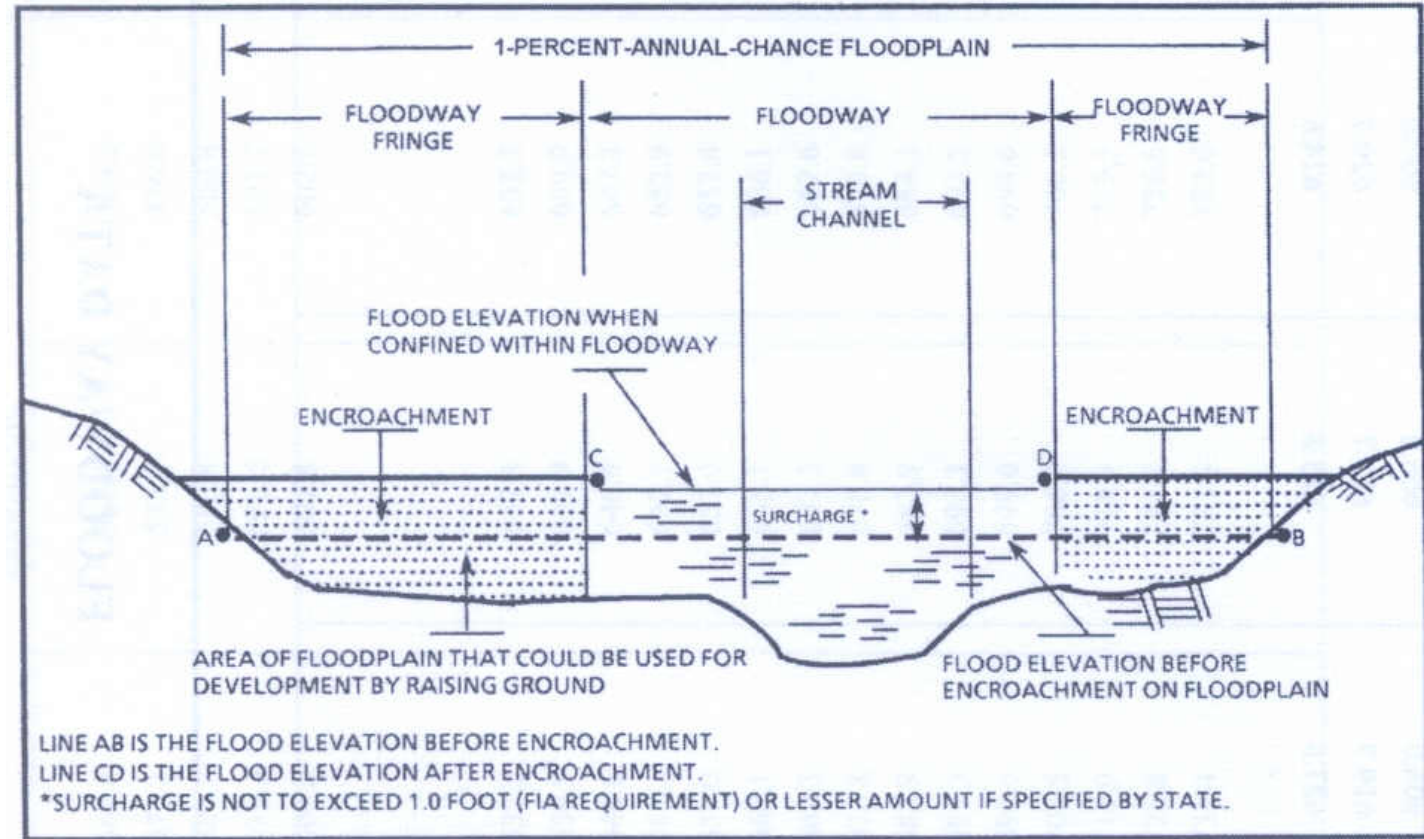
Two Major Issues in Drainage

- Where to locate new development to protect them from flooding
- How to control runoff from new development to protect new and existing development from flooding



Special Flood Hazard Areas

- Brief History of NFIP
 - Established in 1968
 - NFIP provides flood insurance to Cities that enforce minimum flood standards
 - The 1% probability flood (100-year flood) was selected as the level of protection
 - FEMA maps areas of SFHA
 - FEMA looks at current conditions, not future
 - Map updates



Sample of FIRM

Flood Zones:

Floodway = Area that must be kept clear to handle the 100-year flood with no more than a one foot rise in flood elevation

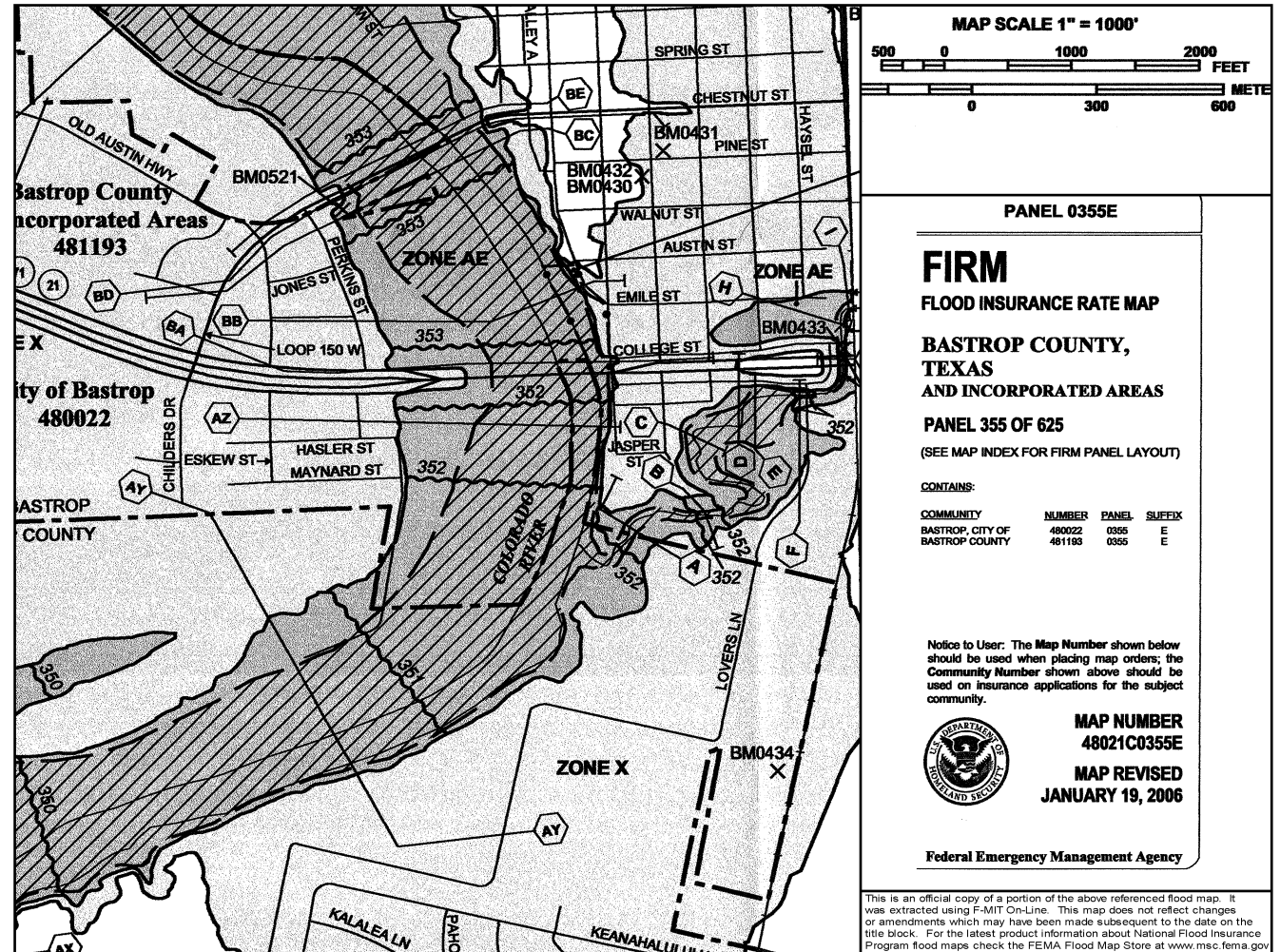
Zone AE= Area of 100-year flood with base flood elevations (BFE) established

Zone AO=Flood depths of 1 to 3 feet

Zone A = Area of 100-year flood but no BFEs established

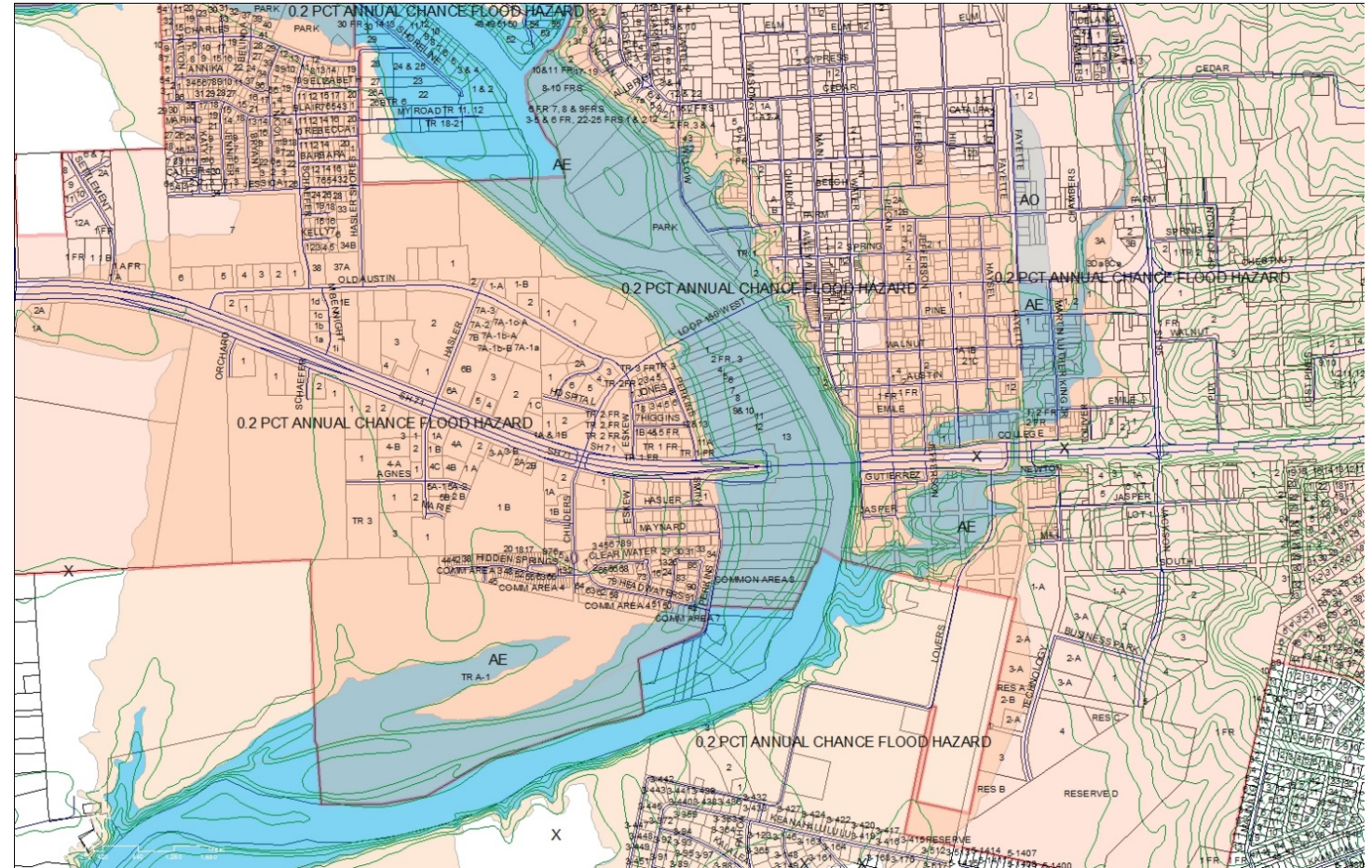
Zone X (shaded) = Area of 500-year flood

Zone X-unshaded = Area outside of 500-year flood



Sample of dFIRM

Flood areas are added to
the City's GIS system



Location Requirements

- Floodways – No new development or encroachment, unless approved by FEMA in Washington, DC
- Zone AE Floodway Fringe – New development may encroach, but must be raised 2 feet above base flood elevation and fill cannot affect flooding on other properties - CLOMRs and LOMRs
- Zone A – Developer's engineer must perform a study to further delineate the flood zone
- Zone X – No restrictions



How to control runoff from new development to protect new and existing development from flooding?

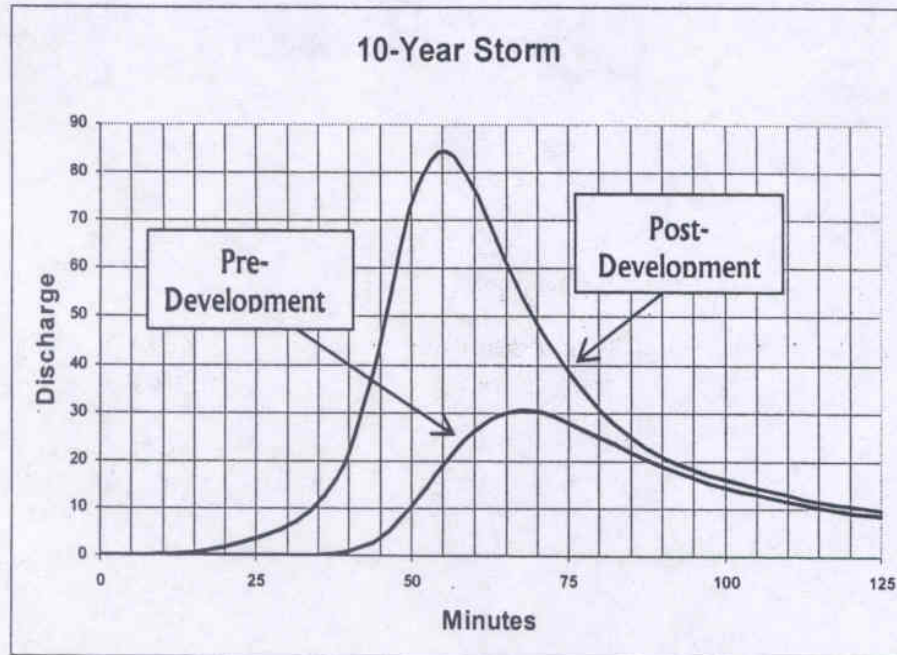
- Effect of development on impervious cover
- Cannot increase, divert, or impound water on someone else
- Detention ponds
- Channel Improvements
- Interior drainage
 - Street capacity
 - Curb inlets and storm drains
- Lot-to-lot drainage
- Drainage easements
- Water quality?

Additional Wesley Slides here



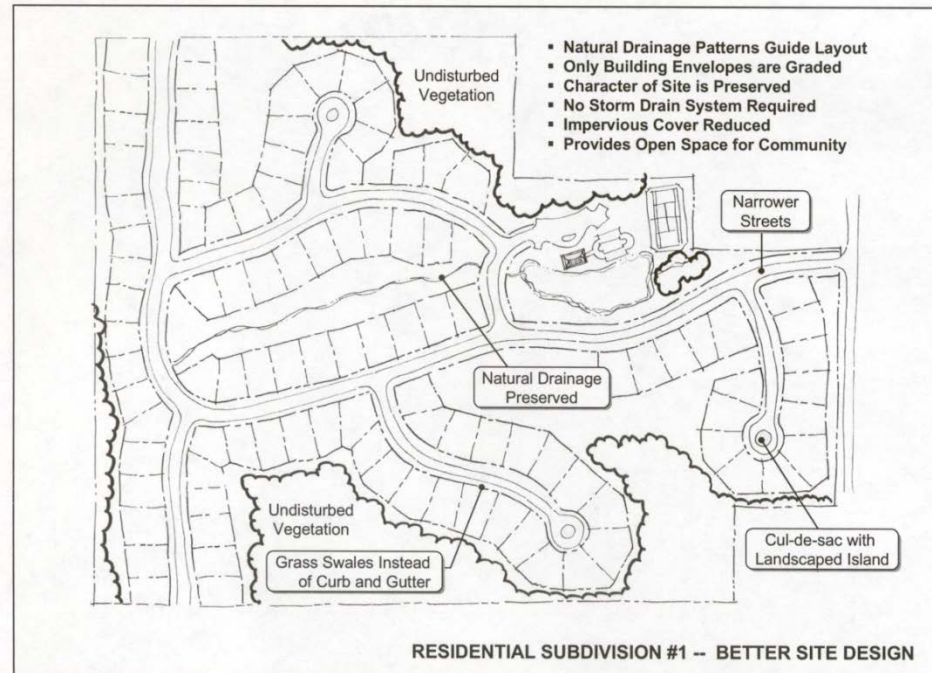
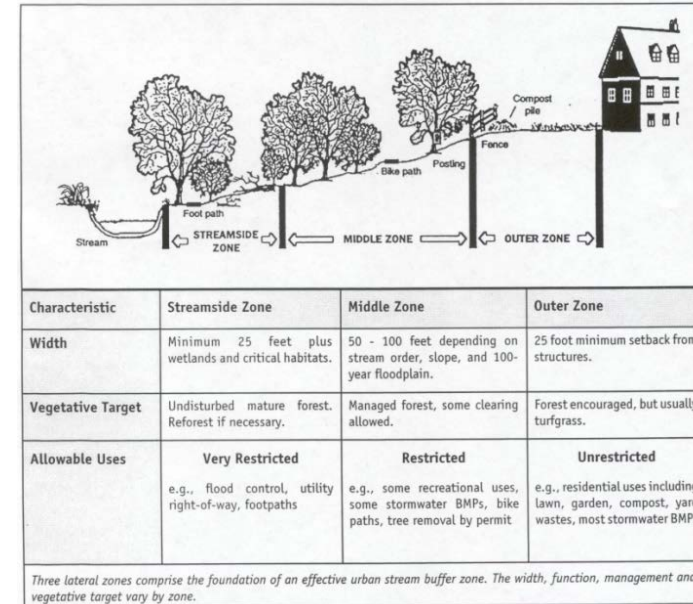
integrated Storm Water Management (iSWM)

Plan for Storm Water earlier in process
Detention Ponds
Addresses water quality (EPA, TCEQ)



Future Considerations

- Streambank Buffer Setbacks →
- Better Site Planning ↓



Conservation Subdivisions

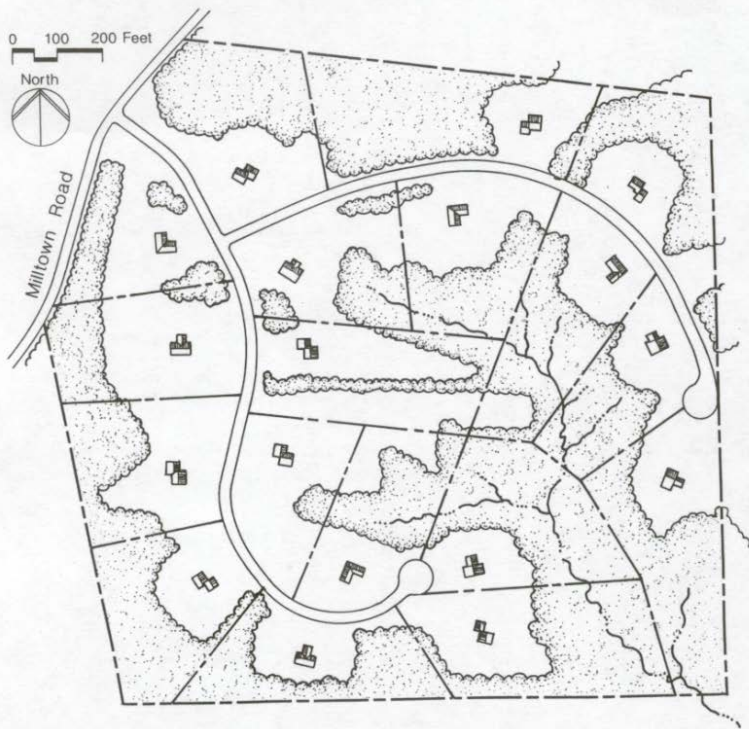


Figure 4-2. CONVENTIONAL LAYOUT AT PREEXISTING DENSITY.

Minimum lot size:	80,000 square feet
Overall density:	One dwelling per 80,000 square feet adjusted tract acreage
Lot yield:	18 lots
Conservation land:	None
Lot size range	
Minimum:	80,000 square feet (1.8 acres)
Typical:	80,000 square feet (1.8 acres)
Maximum:	None

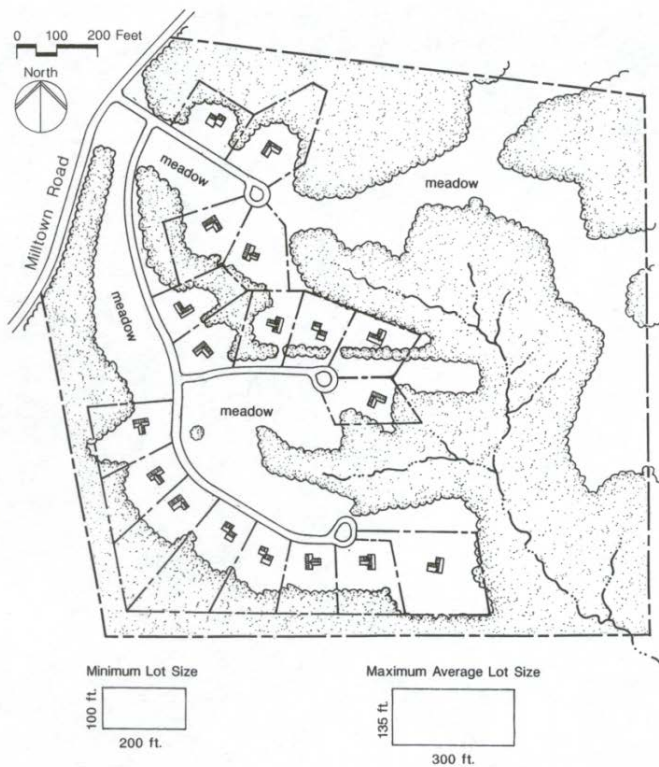


Figure 4-3. OPTION 1: NEUTRAL DENSITY AND BASIC CONSERVATION.

Maximum density:	One dwelling per 80,000 square feet adjusted tract acreage
Lot yield:	18 lots (maximum)
Conservation land:	50 percent (minimum) of adjusted tract acreage
Lot size range	
Minimum:	20,000 square feet (0.46 acres)
Typical:	30,000 square feet (0.68 acres)
Maximum:	40,000 square feet (0.91 acres), on average

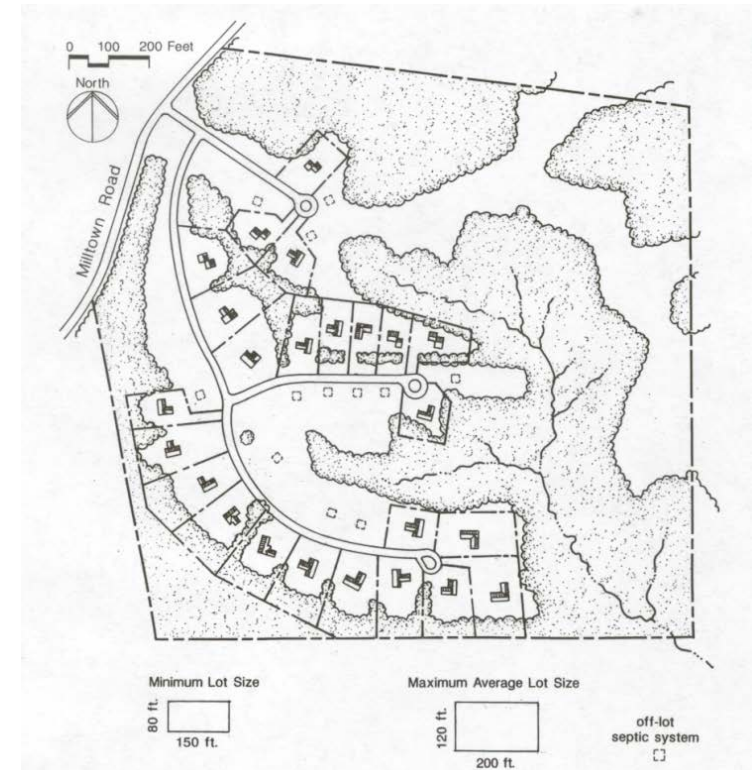
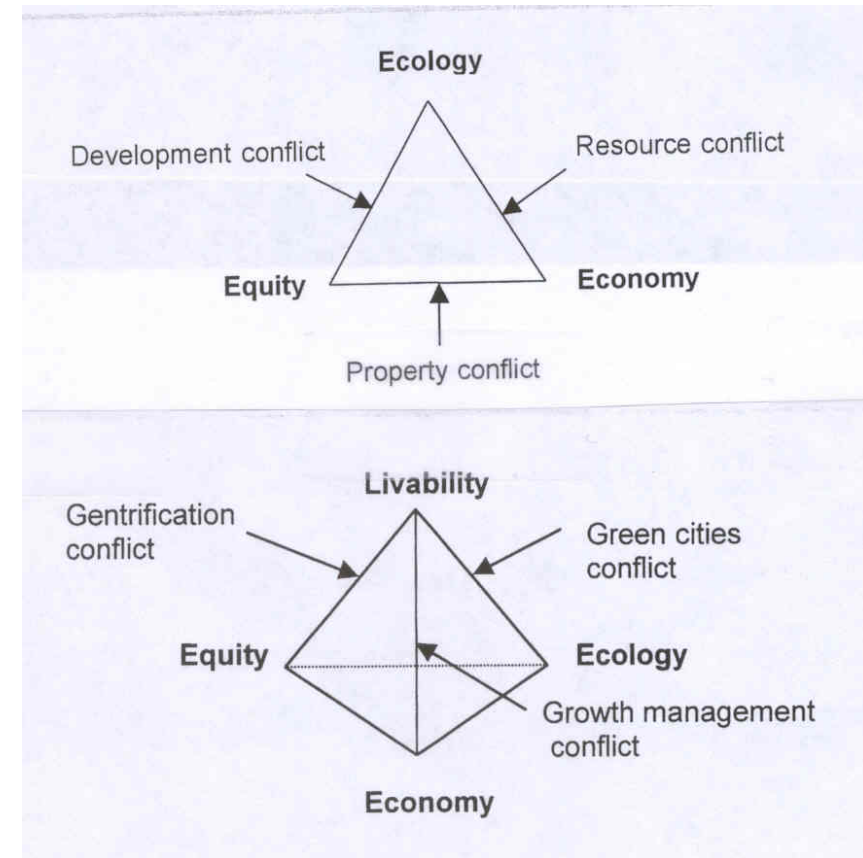


Figure 4-4. OPTION 2: ENHANCED CONSERVATION AND DENSITY.

Maximum density:	One dwelling per 60,000 square feet adjusted tract acreage
Lot yield:	24 lots (maximum)
Conservation land:	60 percent (minimum) of adjusted tract acreage
Lot size range	
Minimum:	12,000 square feet (0.28 acres)
Typical:	18,000 square feet (0.41 acres)
Maximum:	24,000 square feet (0.55 acres), on average

Sustainable Development

- Sustainable Development versus Consumptive Development
- Three “E”s of sustainability
 - Economy
 - Environment
 - Equity
- Better Site Planning
- Green Building Practices
 - U.S. Green Building Council



Sustainable Development

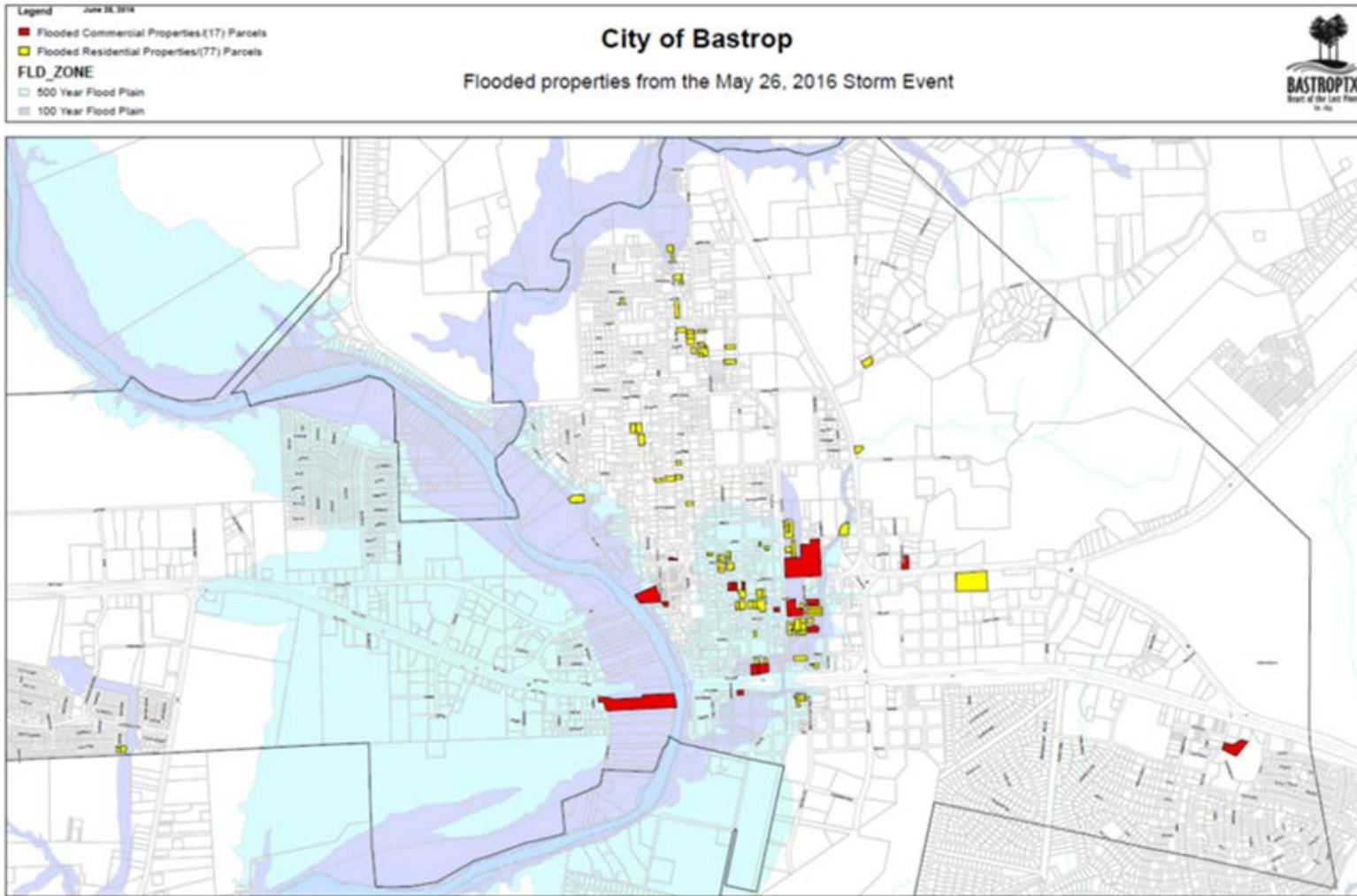
- Intergenerational and intra-generational equity
- Protecting and living within the natural carrying capacity of the natural environment
- Minimization of natural resource use
- Satisfaction of basic human needs



Questions?



Impact from May 2016 Storm Event



77 Properties Affected:

Red – Businesses

Yellow – Residential

- Improvement Made Include:
- Upsize existing drainage culverts (~400 feet)
- Regrading Ditches
- Installation of Area Inlets (10+)
- Clearing and Removing Debris

PLANNING & ZONING STAFF REPORT



MEETING DATE: September 28, 2017

Item: 6B

TITLE:

Public Hearing and consider action to recommend approval of a Conditional Use Permit (CUP) for Hunters Crossing Subdivision, Section 2-A, Lot 2 to allow for an Indoor Commercial Amusement use in an approximately 2,200-square-foot shopping center suite, located at 201 Hunters Crossing Boulevard, Suite 14, and forward to the next available City Council meeting.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, Assistant Planning Director

ITEM DETAILS:

Site Address:	201 Hunters Crossing Boulevard, Suite 14
Total Acreage:	0.979 acres
Legal Description:	Hunters Crossing Section 2-A, Lot 2 (Attachment 6)
Property Owner:	Jack Lieberman/201 Hunters Crossing
Agent Contact:	Deborah Brunn & Rachel Bailey/RC's Playhouse, LLC
Existing Use:	Shopping Center/Vacant Suite
Existing Zoning:	Hunters Crossing Planned Development, Zone Hx-C
Future Land Use:	General Commercial

BACKGROUND/HISTORY:

The applicant would like to open an indoor playground for children age 12 and under. The business will occupy approximately 2,200 square feet of the shopping center. The use will consist of playground equipment for the children and a seating area for the adults to sit while the children play.

PUBLIC COMMENTS:

Notifications were mailed to 14 adjacent property owners on September 12, 2017. At the time of this report, two responses were received; both were in favor of the CUP (Attachment 3).

POLICY EXPLANATION:

The purpose of conditional uses is to allow certain uses in districts that under most 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 the Planning & Zoning Commission and City Council meetings, as well as two ordinance readings at separate City Council meetings.

This use is allowed by right in standard commercial zoning districts (C-1 and C-2). The Hunters Crossing Planned Development requires a CUP for this use. A detailed policy explanation is included in Attachment 1.

RECOMMENDATION:

Hold public hearing and recommend approval of a Conditional Use Permit (CUP) for Hunters Crossing Subdivision, Section 2-A, Lot 2 to allow for an Indoor Commercial Amusement use in a approximately 2,200 square foot shopping center suite, located at 201 Hunters Crossing Boulevard, Suite 14, with the following conditions, and forward to the next available City Council meeting.

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.

ATTACHMENTS:

Attachment 1: Policy Explanation

Attachment 2: Letter from Applicant

Attachment 3: Surrounding Property Owners' Notification and Responses

Attachment 4: Building Layout

Attachment 5: Hunters Crossing PD, Hx-C Requirements

Attachment 6: Location Map

POLICY EXPLANATION:

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. This use will be a locally owned and managed retail service, which will generate moderate levels of traffic and parking. It is located on Hunters Crossing Boulevard, which is classified as a major collector. Additionally, the site has pedestrian access to the Hunters Crossing single-family neighborhood and the future multifamily developments across the street.

Hunters Crossing Planned Development (Ordinance #2011-30)

The Hunters Crossing Development adopted a Planned Development zoning district to allow for a mix of uses that use design standards that serve to tie the area together as a cohesive development. For this lot, the development plan labels this area as Hunters Crossing – Commercial (Hx-C), with a base zoning district of Commercial - 1 (C-1). The Planned Development document further defines specific uses to be allowed by right, or with a Conditional Use Permit. An Indoor Commercial Amusement, while allowed by right in C-1 by the Code of Ordinances, requires a CUP within the PD-allowed uses.

Section 305.1 – Use

The following Recreation and Entertainment uses are allowed in Hx-C

- Amusement Arcade
- **Amusement Commercial (Indoor) - C***
- Amusement Commercial (Outdoor) - C*
- Day Camp for Children - C*
- Golf Driving Range (Commercial) - C*
- Health Club (Private)
- Park or Playground (Private, noncommercial)
- Roller or Ice Rink
- Swim, Tennis or Handball Court
- Theater, Cinema or Playhouse
- Brew Pub

* The "C" designation shown above means use allowed only with conditional use permits, obtained in accordance with City of Bastrop Code of Ordinances Section 33.

Code of Ordinances Chapter 14 – Zoning

Per Section 33.2 Conditional Use Permit Regulations, the Planning and 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 surrounding uses are a mix of small-scale retail, office and restaurant uses. Other adjacent tracts are currently undeveloped, and future uses will be commercial and multifamily. An indoor playground is harmonious and compatible with these uses.

Attachment 1

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

Indoor Commercial Amusement is a use allowed by right in the Commercial-1 zoning district. The Hunters Crossing Planned Development requires a Conditional Use Permit for a greater level of review for this use.

3. The nature of the use is reasonable;

The Indoor Commercial Use for approximately 2,200 square feet is reasonable for this commercial area.

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

There are no anticipated negative impacts from this use on the surrounding area.

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 Conditions

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.

CUP Application Cover Letter

201 Hunters Crossing Blvd, Suite 14, Bastrop, TX 78602 | 850-723-4822 | ddbrunn@gmail.com

09/05/2017

City of Bastrop
Planning and Zoning Commission and City Council
1311 Chestnut Street
P.O. Box 427
Bastrop, TX 78602

Dear City of Bastrop:

The building at 201 Hunters Crossing Blvd, Suite 14, requires a CUP to be completed and turned in before it is able to have the finish-out completed and the Certificate of Occupancy issued. Therefore, this cover letter explains the use for the property and confirms that it will abide by all regulations. In addition, we feel that the use of this building will be an asset for the City of Bastrop and its citizens.

The tenants (Deborah Brunn, Rachel Bailey and Christina Bailey) would like to open an indoor playground (RC's Playhouse, LLC) for children aged 12 and under. This would be a soft playground with padding on the equipment and the flooring. The playground will be a place where the children of Bastrop are able to go to get exercise while avoiding the extreme TX climate. This would also allow parents to be able to have their children play indoors in a safe and secure air-conditioned environment, while they are able to relax in on a cozy couch or at a table.

Tenants would ensure that all City of Bastrop rules and regulations are strictly adhered to and will work with the city building inspector and city fire inspector to ensure all codes are being upheld to the fullest degree. Tenants would like to state that the use for this building is harmonious and compatible with surrounding building structures and other tenants. In addition, tenants have confirmed that more than adequate parking is available within the strip center where building is located, since China Buffet uses the largest portion of parking and other buildings use very little parking. This will leave more than adequate parking for RC's Playhouse customers to come and visit. Furthermore, there are front and rear egress/ingress within the building that leads to public streets. At this time, we do not foresee any negative impact to the surrounding areas, and if any impact may come up in the future at any time, tenants will ensure it becomes mitigated immediately.

A little about us: Deborah is a military veteran (Air Force) and stay-at-home mom to an 18-month-old baby girl (Kira). Her husband is active duty Air Force and they are stationed in Pensacola, FL. Deborah will be taking care of the logistics and accounting for this company, as she has a Masters of Accountancy from the University of Denver - Daniels College of Business. Her mother, Rachel Bailey, and her aunt, Christina Bailey, will be running the company day-to-day. They have both been single moms for over 20 years each and raised some wonderful children and are now getting to enjoy the benefits of grandchildren. They also have more than 30 years customer service, sales and management experience combined. They both reside on 40 acres of land in Red Rock, TX with family.

We are looking forward to creating a wonderful environment for the younger children of Bastrop to come and play, all while getting good exercise and staying off of the electronics. We are truly excited about this opportunity and the ability to create this space and build a business. Thank you for your time and consideration in this matter.

Sincerely,

**Deborah Danielle Brunn
Christina Bailey
Rachel Bailey**

Attachment 3

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



Dear Property Owner:

The **Planning & Zoning Commission** will conduct a meeting on **Thursday, September 28, 2017 at 6:00 p.m.** and the **City Council** will conduct a meeting **Tuesday, October 10, 2017 at 6:30 p.m.** in the **City Hall Council Chambers located at 1311 Chestnut Street, Bastrop, Texas** on the request for a **Conditional Use Permit (CUP)** to allow an **Indoor Commercial Amusement** use at 201 Hunters Crossing, for 1.269 acres, being Hunter's Crossing Section Two A, Lot 1, an area currently zoned Hx-C, Commercial.

Owner/Applicant: Jack Lieberman/Deborah Brunn & Rachel Bailey
Address: 201 Hunters Crossing, for 1.269 acres, being Hunter's Crossing Section Two A, Lot 1
Legal Description: 1.269 acres of the Hunters Crossing PD

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.

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: Chad E. Byler D.D.S
Property Address: 201 Hunters Crossing Blvd, STE 16
Phone (optional): 512-308-9860
Mailing Address: same as above
Email (optional): _____
Property Owner's Signature: Chad E. Byler

Comments: (Optional)

RECEIVED

By

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

PLANNING & DEVELOPMENT

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



Dear Property Owner:

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Owner/Applicant: Jack Lieberman/Deborah Brunn & Rachel Bailey
Address: 201 Hunters Crossing, for 1.269 acres, being Hunter's Crossing Section Two A, Lot 1
Legal Description: 1.269 acres of the Hunters Crossing PD

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: Jack Lieberman
Property Address: 201 HUNTERS CROSSING
Phone (optional): 512-612-9400
Mailing Address: 201 HUNTERS CROSSING
Email (optional): JLIEBERMAN@HUNTERS-CROSSING.COM
Property Owner's Signature: [Signature]

Comments: (Optional)

RECEIVED

SEP 13 2017

By: [Signature]

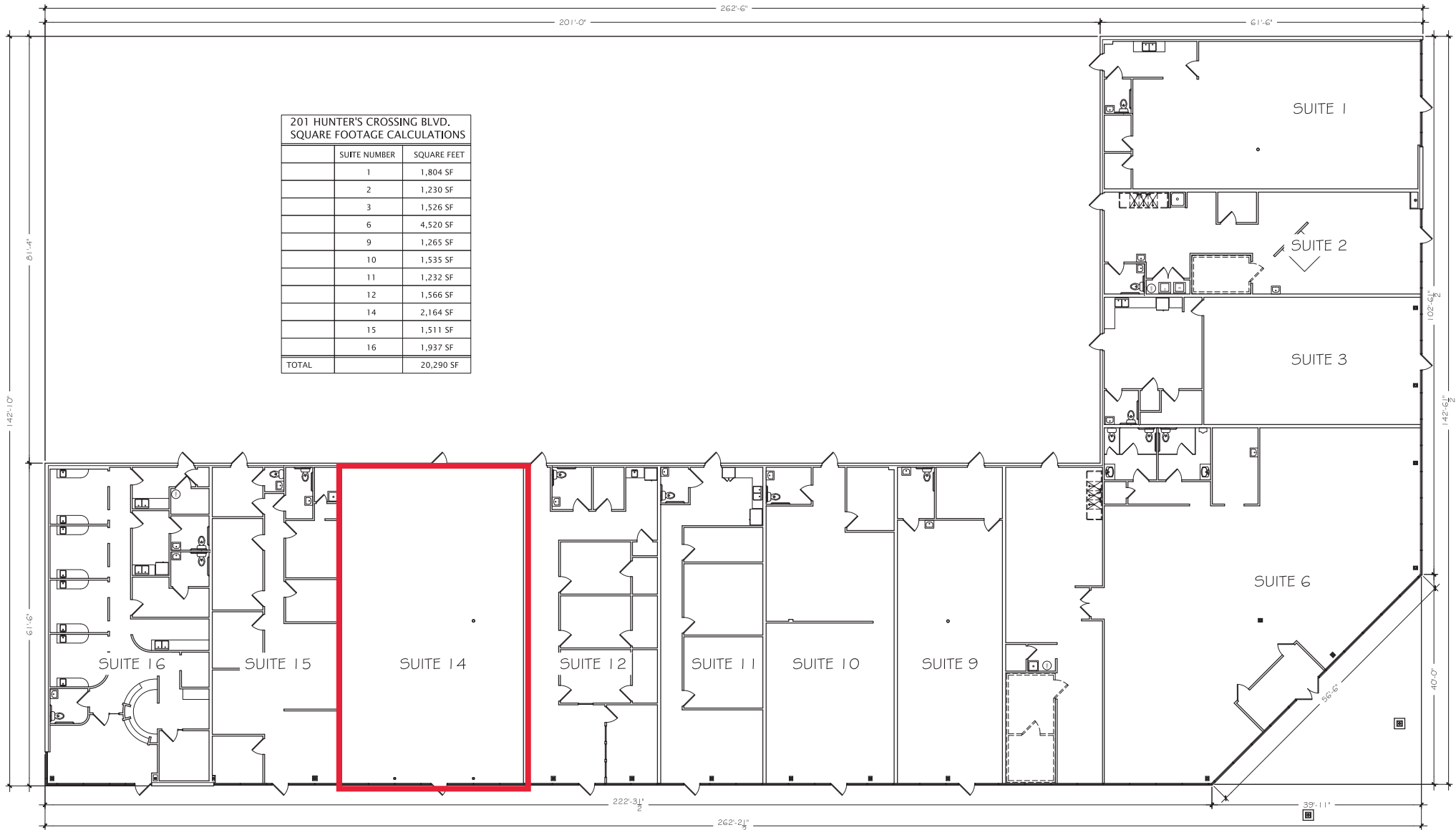
Please provide reply to the address below, via fax (512) 332-8829, or email: plan@cityofbastrop.org

PLANNING & DEVELOPMENT

Attachment 4

201 HUNTER'S CROSSING BLVD.
SQUARE FOOTAGE CALCULATIONS

SUITE NUMBER	SQUARE FEET
1	1,804 SF
2	1,230 SF
3	1,526 SF
6	4,520 SF
9	1,265 SF
10	1,535 SF
11	1,232 SF
12	1,566 SF
14	2,164 SF
15	1,511 SF
16	1,937 SF
TOTAL	20,290 SF



1 Overall As-Built Floor Plan
Scale: 1/8" = 1'-0"

Attachment 5

Section 305 - Hx-C

The Hx-C Zoning District utilizes the City's Zoning Code C-1 zoning district and regulates all Commercial uses within the Hx-PD.

Section 305.1 - Uses

For the proposed commercial use or its accessory uses located on tract 10-A, the right of use shall commence only after Developers completion of construction of an eight foot (8') developer fence, located along the district boundary, to the extent such boundary is adjacent to that use. See illustration 305.1. Maintenance of such fence(s) shall be the responsibility of the Commercial Property Owner.

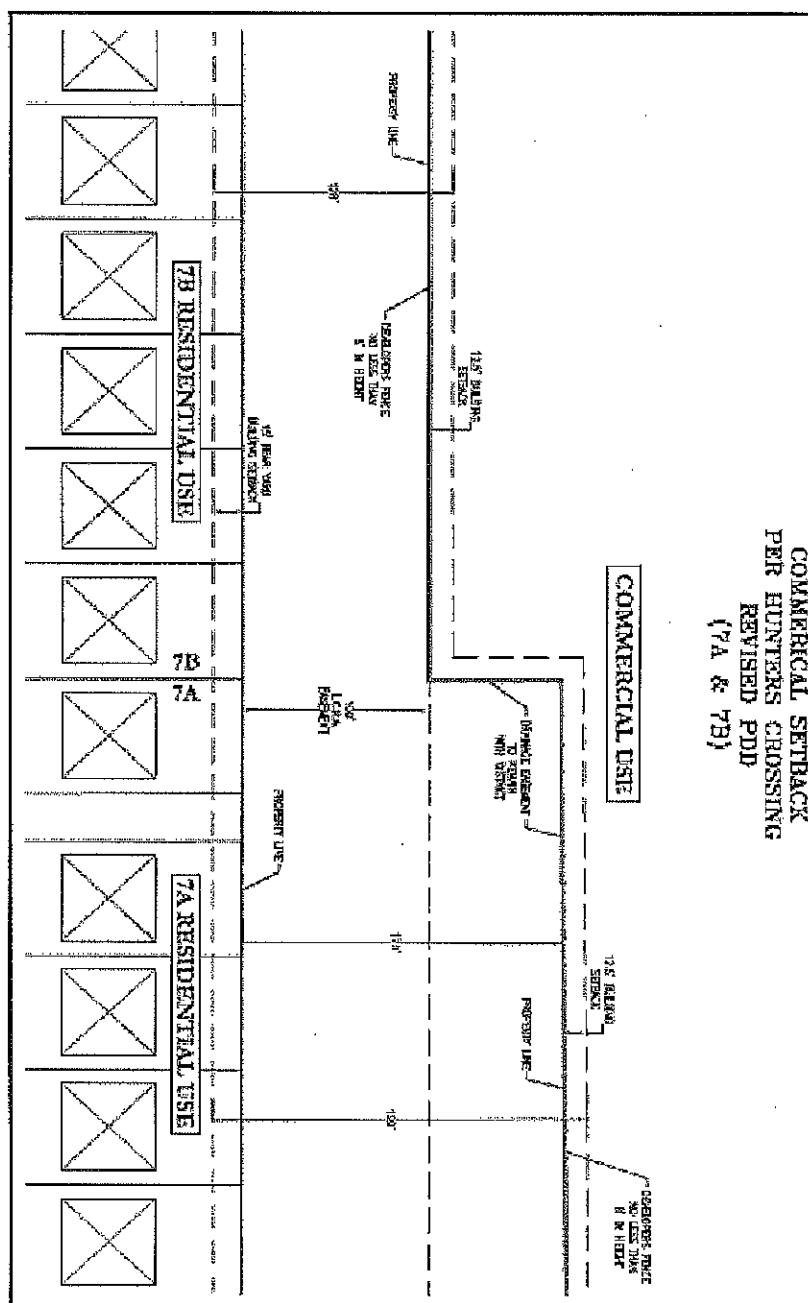


Illustration 305.1

The following uses are allowed by right in Hx-C

Residential Uses

Multifamily, Apartments and Condominiums (up to 25 units/acre)
Bed & Breakfast Inns

Recreation and Entertainment Uses

Amusement Arcade
Amusement Commercial (Indoor) – C*
Amusement Commercial (Outdoor) – C*
Day Camp for Children – C*
Golf Driving Range (Commercial) – C*
Health Club (Private)
Park or Playground (Private, noncommercial)
Roller or Ice Rink
Swim, Tennis or Handball Court
Theater, Cinema or Playhouse
Brew Pub

Educational, Institutional and Special Uses

Art Gallery or Museum
Assisted Living Facility
Childcare Facility within a Church
Childcare Facility / Day Care Facility
Church, Rectory or Temple
College or University
Community Center
Continuing Care Retirement Community
Convent or Monastery
Defensive Driving School
Driving School
Fraternal Organization, Lodge, Union Hall or Civic Club
Hospital (acute care and chronic care)
Institution of a Religious, Charitable or Philanthropic nature
Kindergarten or Nursery school (private)
Retirement Housing for the Elderly
Schools -Defensive Driving School, Driving School, Private elementary, Private Secondary, Business, Commercial Trade, Federally funded Preschool, Public or Parochial
Skilled Nursing Facility

Transportation Related Uses

Bus Station or Terminal – C*
Structured Parking Lot – C*
Tractor Sales, indoor sales only – C*

Automobile Related Uses

Auto Accessory Installation (minor)
Auto Financing and Leasing
Auto Glass, Seat Cover, Upholstery, and Muffler shop
Auto Car Wash
Auto Parts and Accessory Sales (indoor)
Auto Rental
Auto Repair, Major and Minor
Auto Service Station (with service bays and no convenience shopping) – C*
Boat Sales
Motorcycle Sales/Repair
New and Used Auto Sales (note used cars can only be sold in conjunction with a new-car dealership, no stand-alone used-car sales.
Tire Dealership

Office and Professional

Accountant or Bookkeeping Office
Architect's Office
Armed Services Recruiting
Brokerage Firm
Dental Clinic, Lab or Office
Financial Institutions, Automatic Teller Machines, and Drive-through Banking
Medical Clinic, Lab or Office
Minor Medical Emergency Clinic
Mortgage & Loan Agency (does not include pawn shop or bail bonding agency)
Offices, General Business and Professional
Optician or Optometrist
Real Estate Office

Retail Uses

Antique Shop (indoor sales only)
Appliance Sales and Rental
Art Supply
Automated Laundromat (not commercial laundry)
Bakery and Confectionery Shop (retail)
Barber Shop / Hair Salon
Book or Stationary Shop or Newsstand (no adult or X-rated content)
Cell phone / Pager sales (indoor)
Computer Sales
Consignment Store (no outdoor display)
Convenience Stores with Food & Beverage, Gasoline and (beer & wine sales if legally allowed by law)
Copy Shop
Coffee Shop
Custom Personal Service Shop (no modeling studios, or unregistered massage studios)

Discount or Department Store
Donut Shop
Drapery, Needlework, or Weaving Shop
Dry Cleaning & Laundry (retail)
Drug Store or Pharmacy
Florist Shop
Food Store -
Funeral Home or Mortuary – C*
Furniture Store, Home and Office Furnishings and Appliances
Handcraft Shop or Art Objects Sales
Hardware Shop or Store
Hobby Shop
Household Appliance Service or Repair
Ice Cream or Yogurt Sales
Internet Cafe (Internet access rental)
Key & Safe Shop
Laundromat (self service)
Medical Appliances, Fitting, Sales or Rental
Off-Premise Sales Office
Pet Shop and Grooming
Restaurant - Indoor Dining, Outdoor Dining, Drive-through, Drive-in, Cafeteria
Restaurant - Indoor dining only, no drive-through part of a retail center
Restaurant/eating place (carry out service only)
Retail Shops - Apparel, Gifts, Accessories and Similar Items
Security Systems Installation Company
Silk Screening Studio or Tee Shirt Shop
Studio for Decorator, Artist or Photographer
Studio for Health and Reducing or Similar Service
Studio for Music, Dance or Drama
Temporary Outdoor Retail Sales for Commercial or Fundraising promotion
Tool and Light Equipment Rental (indoor only)
Travel Agent, Bureau or Travel Consultant
Trophy Sales and Engraving
Vacuum Cleaner Sales and Repair
Variety Store or Similar Retail Outlet
Veterinarian Hospital or Office (indoor pens only)
Wallpaper, Flooring & Carpet Sales

Commercial Type Uses

Ambulance Service – C*
Commercial or Wholesale Bakery or Confectioner – C*
Book Binding (over 10,000 s.f.)
Clothing Manufacturer
Drapery or Furniture Upholstery Shop
Furniture Manufacturing or Reconditioning – C*
Heating and Air-Conditioning Sales
Hotels (no room limit)
Laboratory Equipment Manufacturing (indoor only) – C*
Laboratory, Scientific or Research – C*
Light Manufacturing and Assembly (indoor only) – C*

Lithograph and Print Shop
Maintenance and Repair Service for Buildings
Motels (no room limit) (see Motels/ Hotels less than 75 rooms below)
Motels/ Hotels (less than 75 rooms)
Office Showroom (no outdoor storage)
Office Warehouse (no outdoor storage)
Plumbing Shop (no outdoor storage)
Printing Company
Taxidermist – C*

Beer, Wine and Liquor Sales

Sale of wine and beer (with food sales more than 50% gross income)
Sale of hard liquor with permit (with food sales more than 50% gross income)
Package Liquor Sales
Beer & wine sales from grocery or convenience store

Industrial Uses

Light Manufacturing or Industrial Use (indoor only) – C*
Low Risk Industrial Manufacturing (indoor only) – C*
Mini Warehouse – C*

Accessory & Incidental Uses

Caretaker's or Guard's Residence
Swimming Pool (Private)
Tennis Courts, Public or Private (lighted or unlit)
Parking Lot or Structured Parking Lot

Utility, Service and Other Uses

Government Uses
Park and Ride
Antenna, Transmission for TV, Cellular, Radio, Microwave (Commercial)
Co-Generation Electric Plant
Electric Substation
Satellite Dishes (Commercial) (See screening requirements in Site Plan Section)
Local Utility Lines and Public Utility Easements
Municipal Buildings - Fire Station, Police Substation, Public Health
Telephone Business Office, Switching or Relay Station, Transmitting Station
Water Reservoir, Stand Pipe or Pumping Station
Water Treatment Plant
Sewage Pumping Station / Lift Station

* The "C" designation shown above means use allowed only with conditional use permits, obtained in accordance with City of Bastrop Code of Ordinances Section 33.
[Section 305.2 Reserved for future use]

