



AN-24-07

Old Bastrop & McCarty Mixed Use Annexation

Consider approval of Ordinance 2024-49, on the second of two readings, annexing into the city approximately 51 acres of land (including adjacent right-of-way), generally located on the southern side of FM-110/East McCarty Lane and the northern side of Old Bastrop Highway, approximately 1,600 feet west of the intersection between Old Bastrop Highway and SH-123 (Case No. AN-24-07); including procedural provisions; and declaring an effective date.

Context

- Applicant requesting Character District 4 (CD-4) and Commercial (CM) zoning.
- Includes annexation of adjacent right-of-way (McCarty Lane/ Rattler Rd/ Old Bastrop Hwy)
- Service Plan (attachment)
 - Water: CoSM
 - Wastewater: CoSM
 - Electric: Bluebonnet

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Old Bastrop and McCarty Mixed Use
2516 S Old Bastrop Hwy

Aerial



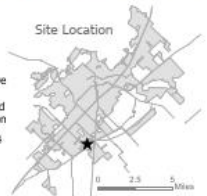
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/18/2024

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Context

Surrounding Zoning

- Light Industrial
- Character District-5
- Heavy Commercial/ Commercial
- Public and Institutional
- ETJ

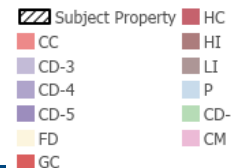
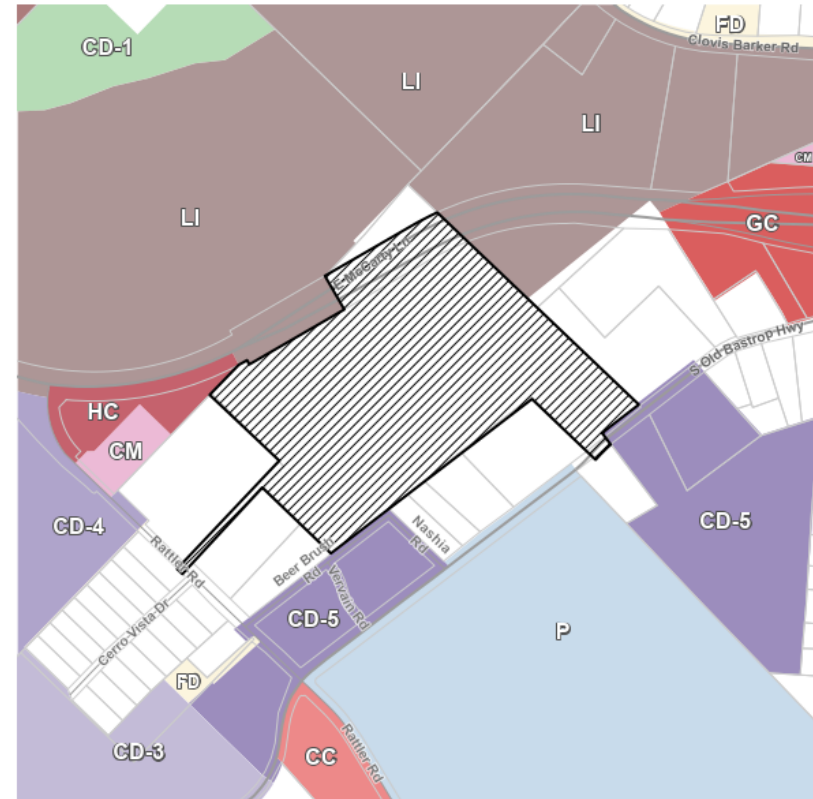
Surrounding Uses

- Rural residential
- Multi-family
- Church
- High School
- City Public Services Complex

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Zoning



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Associated Zoning Cases

- ZC-24-06 (Character District-4)
 - 36.9 acres
- ZC-24-07 (Commercial)
 - 9.9 acres

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Associated
Cases

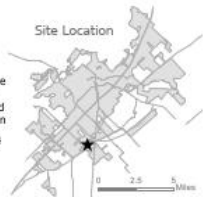


- Subject Property
- CM Commercial
- CD-4 Character District-4
- Parcel
- City Limit



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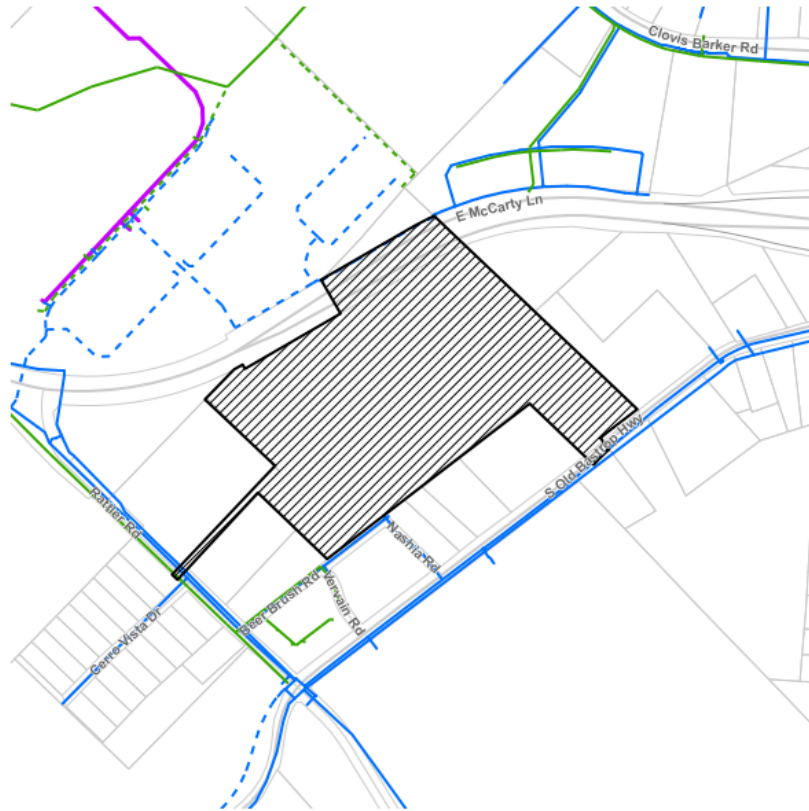


JOV

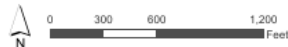
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Water & Wastewater



- Subject Property
- Sanitary Main Active
- Sanitary Main Proposed
- Potable Water Main Active
- Potable Water Main Proposed
- Reclaimed Water Main
- Parcels



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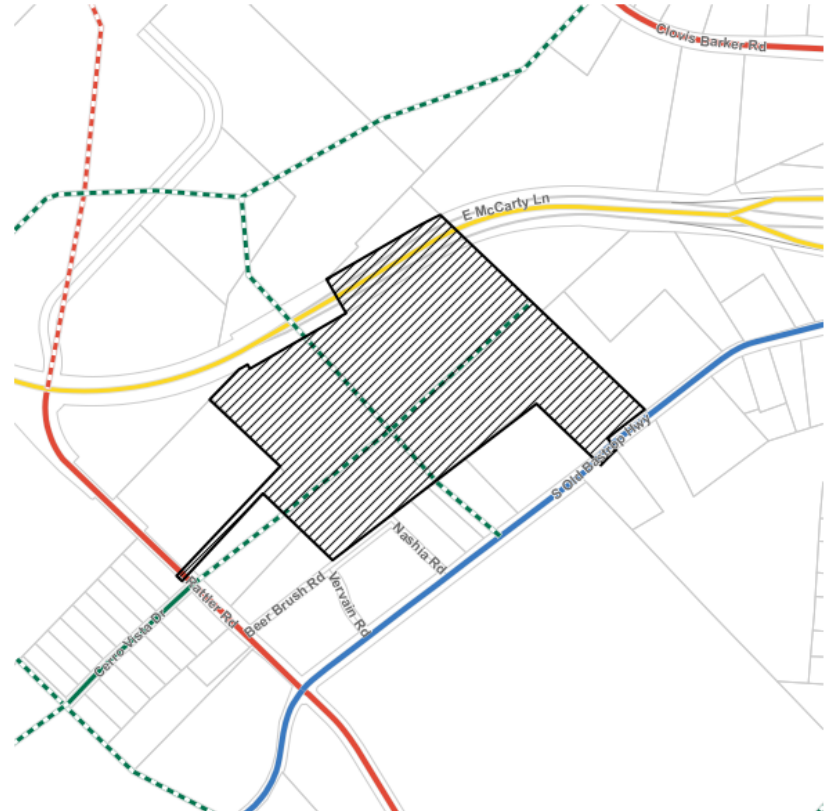
Date: 7/22/2024



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Thoroughfare Plan



- Subject Property
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St



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Date: 8/23/2024



Annexation and Zoning Schedule



Annexation Schedule:

- **City Council Resolution (Approval of Service Agreement and set public hearing date):** August 20th
 - **City Council Ordinance 1st Reading (Public Hearing):** September 17th
 - **City Council Ordinance 2nd Reading:** October 2nd
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Zoning Schedule:

- **Planning and Zoning Commission (Public Hearing):** August 27th
- **City Council Ordinance 1st Reading (Public Hearing):** September 17th
- **City Council Ordinance 2nd Reading:** October 2nd

Recommendation



- Staff recommends approval of AN-24-07 as presented.