



STAFF REPORT

MEETING DATE: January 30, 2025

TITLE:

Consider and act on the Pecan Park Commercial Lot 2 final plat of a portion of a 38.544-acre tract of land from the Nancy Blakey Survey, Abstract No. 98, within the City Limits of Bastrop, Texas being 0.895 acres located south of State Highway 71 and east of Orchard Street, within the City Limits of Bastrop, Texas.

STAFF REPRESENTATIVE:

Kennedy Higgins, Senior Planner, Development Services Department

ITEM DETAILS:

Site Address: South of SH 71 and east of Orchard Street
 Total Acreage: 0.895 acres
 Legal Description: Portion of a 38.544-acre tract of land from the Nancy Blakey Survey, Abstract No. 98
 Property Owner: Haythem Dawlett/LOF Pecan Park Commercial
 Agent Contact: Matt Synatschk/Carlson Brigrance and Doering, Inc.
 Existing Use: Undeveloped
 Existing Zoning: PD-Commercial
 Future Land Use: General Commercial

BACKGROUND:

The Lot was zoned as PD-Commercial through the Planned Development agreement for Pecan Park. This lot fronts SH 71 and has a shared access easement on the east and west that connect to this lot. Since this lot fronts a public road (SH 71), has a shared access easement from neighboring lots, and has utility access, this plat is not dependent on a public improvement plan.

Infrastructure	Available (Y/N)	Proposed
Water	Y	12 inch
Wastewater	Y	8 inch
Drainage	Y	
Transportation	Y	Fronting SH 71
Parks and Open Space	N	

Utilities

The Pecan Park Commercial development is located within the City of Bastrop Water service area. These water lines provide adequate pressures and fire flow to meet the projected development demands. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.



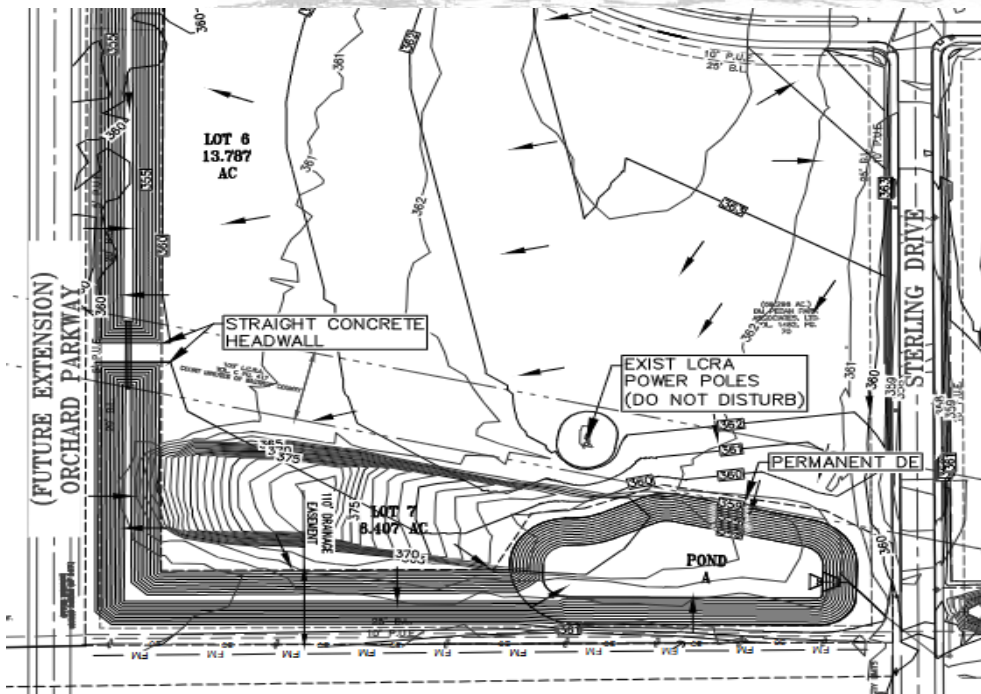
Water service will be provided by the City of Bastrop with existing water lines north of the property and the south side of State Highway 71.

Wastewater collection and treatment will also be provided by the City of Bastrop with existing wastewater lines north of the property and the south side of State Highway 71.

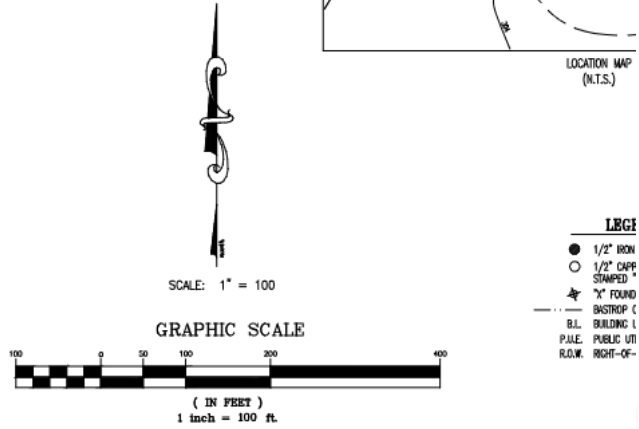
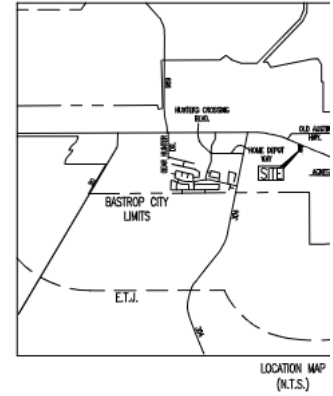
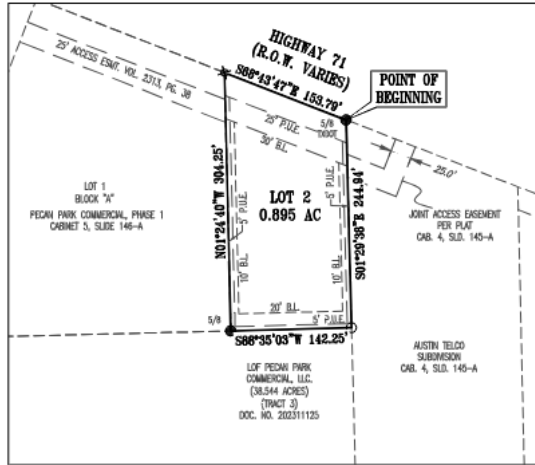
Electric service provided by Bluebonnet Electric.

Drainage

The natural drainage basins for this area will drain into an offsite detention pond located in lot 7 referenced in the Final Drainage Plan as Pond A as shown below. The drainage plan is using the updated rainfall totals of Atlas 14. The site shows conveyance, and detention would occur on the east side of the property, where the current drainage flows. The maximum impervious cover allowed in PD-Commercial Planned Development is 70%.



THE FINAL PLAT OF PECAN PARK COMMERCIAL, LOT 2

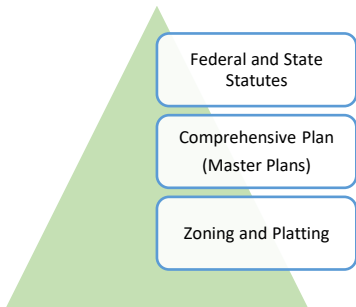


Traffic Impact and Streets

This plat will have the main access from the neighboring lot on the east. There are internal access easements from the two neighboring lots giving the lot access to Orchard Street as well. No new streets are proposed with this plat.

POLICY EXPLANATION:

Plats are reviewed and approved by the Planning & Zoning Commission.



Compliance with the Texas 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 B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

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 plat conforms with the general plan of future streets, as it is already fronting an existing road and there is no plan for future streets in that 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;

There is no extension of utilities to this site because there are already existing utilities to the site.

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

A fiscal guarantee will not be needed for the construction and maintenance of the street improvements before any final plats can be recorded.

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

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. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

This plat complies with the Future Land Use Plan General Commercial along State Highway 71.

- Objective 2.1.1: Implement a community growth program that maximized the use of existing City infrastructure.

This development will connect to an existing water and wastewater line along State Highway 71 that is currently serving existing neighboring development.

- Objective 2.4.1: Invest in wastewater system expansion in areas that promote infill and contiguous development.

The existing capacity and lines of the wastewater system adjacent to the property will be utilized.

Compliance with the B3 code:

Bastrop adopted subdivision regulations in 1981. The B³ Code, Chapter 1: Subdivision outlines the process and requirements for plats within the Bastrop city limits and Extra Territorial Jurisdiction (ETJ).

The plat complies with the requirements of the adopted B³ Code.

RECOMMENDATION:

Consider and act on the Pecan Park Commercial Lot 2 final plat of a portion of a 38.544-acre tract of land from the Nancy Blakey Survey, Abstract No. 98, within the City Limits of Bastrop, Texas being 0.895 acres located south of State Highway 71 and east of Orchard Street, within the City Limits of Bastrop, Texas.

ATTACHMENTS:

- Attachment 1: Pecan Park Location Map
- Attachment 2: Pecan Park Final Plat

