



# STAFF REPORT

**MEETING DATE:** December 21, 2023

**TITLE:**

Consider action to approve the EDC Industrial Park Replat of Lot 1 Conservation Area and Reserve Area “D” Business and Industrial Park Phase 1, being 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11 out of the Bastrop Business and Industrial Park, Phase 1, within the City of Bastrop, Texas, as shown in Attachment 1.

**AGENDA ITEM SUBMITTED BY:**

Doug Haggerty, Senior Planner – Development Services

**ITEM DETAILS:**

Site Address: 406 Jackson Street, Bastrop (Attachment 2)  
 Total Acreage: 148.13 acres  
 Legal Description: 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11  
 Property Owner: Bastrop Economic Development Corporation  
 Existing Use: Primarily undeveloped Industrial  
 Existing Zoning: Employment Center  
 Future Land Use: Employment Center

**BACKGROUND:**

Replat of Lot 1 Conservation Area and Reserve Area “D” Bastrop Business and Industrial Park Phase 1 to subdivide said 148.13 acres and add 3.84 acres to increase the total acreage of Tract 4 to 13.84 acres. This increase in acreage to Tract 4 removes the Lovaca Gathering Company easement from the rear of the property which would have required perpetual maintenance by Bastrop Economic Development Corporation.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extension – (TBD)
Wastewater	Y	Line Extension – (TBD)
Drainage	N	
Transportation	Y	Future connection to Tahitian Village and Pine Forest 6
Parks and Open Space	N	

### Utilities

All existing and proposed utilities will be serviced by the City of Bastrop.

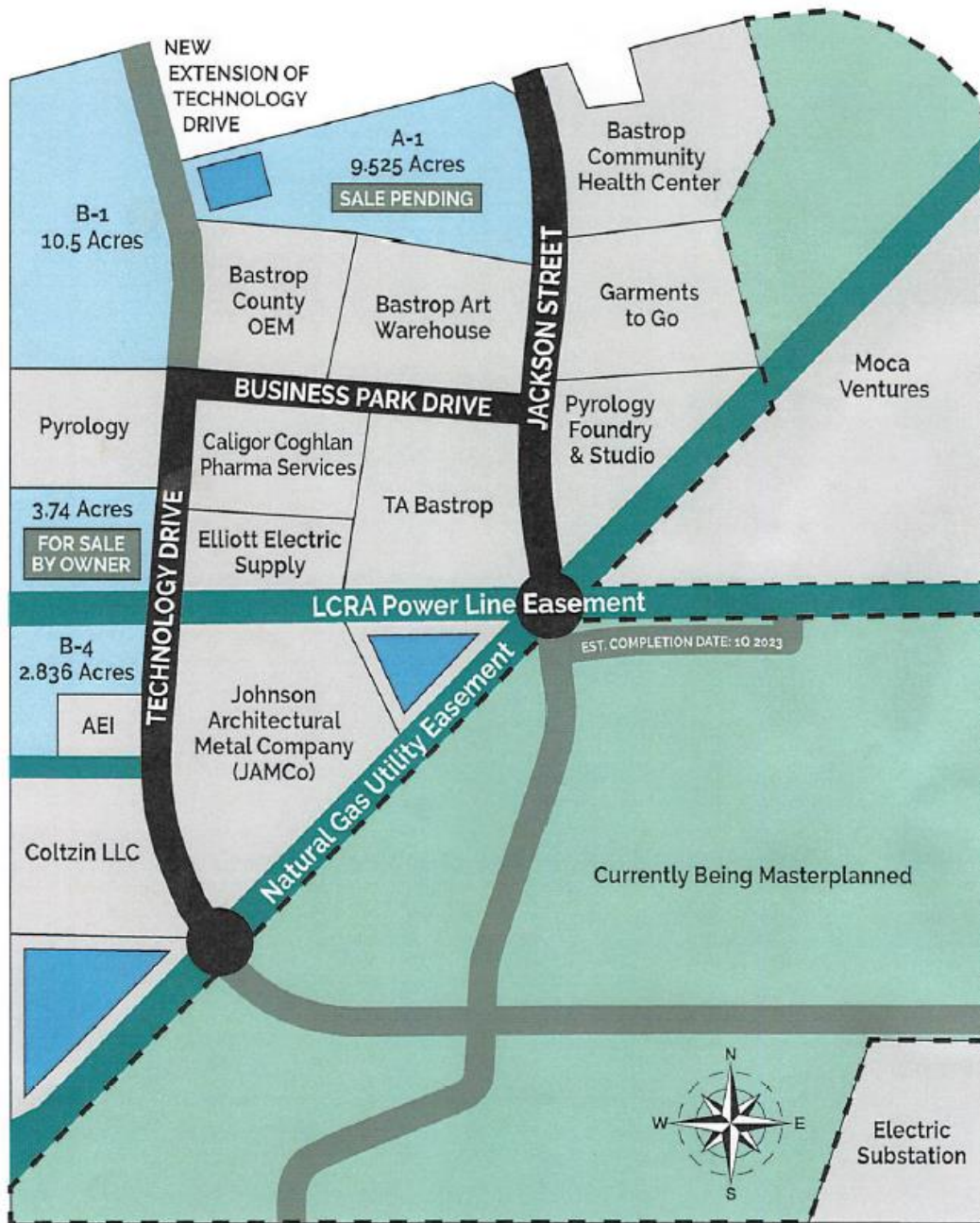
### Drainage

Drainage across the entire site will drain from the highpoint of the property on the northeast corner to the southwest corner where it levels out in the far south and west corner. Each site will be required to perform their own drainage studies and plan accordingly per tract.

### Traffic Impact and Streets

There will be potential for a connection to Tahitian Village towards the south of the Industrial Park between Tract 8 and Tract 9 with another connection point to Pine Forest 6 on the east.





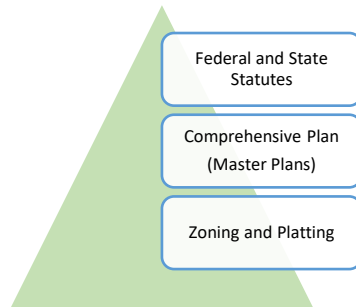
- Available
- Regional Detention
- Future Development
- Utility Easement
- Existing Roads
- Future Roads



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**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.

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 to the Future Land Use Plan, which is designated Employment Center 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 Business Park will provide new streets that will allow future connectivity and traffic flow for additional development in the area and alternative routes to relieve congestion on other local connectors.*

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

*This project is being performed in-house with existing City funds.*

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Employment Center/Industrial: Utilize the future land use plan to guide decisions regarding proposed development and redevelopment activities in Bastrop and the City's ETJ.

*This plat complies with the Future Land Use Plan, which shows Employment Center in this area. The plat proposes industrial lots.*

Compliance with B3 Code:

*Bastrop adopted subdivision regulations in 1981. The B<sup>3</sup> 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 B<sup>3</sup> Code.*

**RECOMMENDATION:**

Consider action to approve the EDC Industrial Park Replat of Lot 1 Conservation Area and Reserve Area "D" Business and Industrial Park Phase 1, being 148.13 and 27.954 acres of land situated in the Stephen F. Austin Survey, Abstract Number 2 and the Bastrop Town Tract Survey, Abstract Number 11 out of the Bastrop Business and Industrial Park, Phase 1, within the City of Bastrop, Texas, as shown in Attachment 1.

**ATTACHMENTS:**

- Attachment 1 – Bastrop EDC Replat
- Attachment 2 – Bastrop EDC Industrial Park Location Map
- Attachment 3 – Bastrop Business & Industrial Park

