



# STAFF REPORT

**MEETING DATE:** February 28, 2025

**TITLE:**

Consider and act on a commercial replat of the Reserve Tract of the Lone Star Storage Subdivision to be called Sendero, being 49.78 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

**STAFF REPRESENTATIVE:**

James E. Cowey, Director of Development Services

**ITEM DETAILS:**

Site Address: Northeast Corner of SH 71 and FM 969  
 Total Acreage: 49.78 acres  
 Legal Description: Nancy Blakey Survey, Abstract No. 98, Reserve Lot Lone Star Storage Subdivision

Property Owner: Spencer Harkness/PRC 01 Bastrop, LLC  
 Agent Contact: Spencer Harkness/PRC 01 Bastrop, LLC

Existing Use: Undeveloped  
 Existing Zoning: P5 – Core  
 Future Land Use: General Commercial

**BACKGROUND:**

With the Public Improvement Plan, Sendero proposes to show the public improvements on the subject tract and the intention to serve the commercial lots that will be created with the replat of the development. The northern portion of the site is zone P4 is expected to develop into multi-family housing.

Infrastructure	Available (Y/N)	Proposed
Water	N	Line Extension – 6, 8 and 10 inch
Wastewater	N	Line Extension – 8 inch
Drainage	N	
Transportation	N	1 new public street, 3 new private streets
Parks and Open Space	N	1 new park on the west side

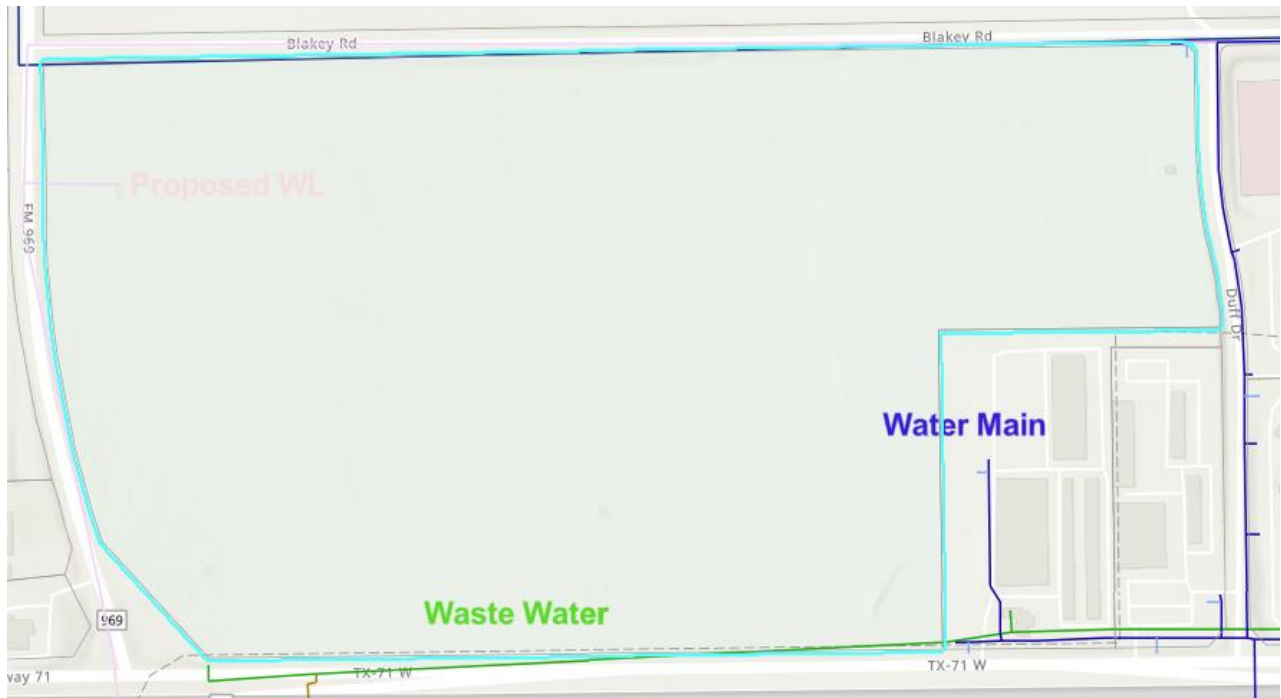
Utilities

The Sendero development is located within the Aqua Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN). To serve this development area from the City’s distribution system, there will be some internal extensions within the development. 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.

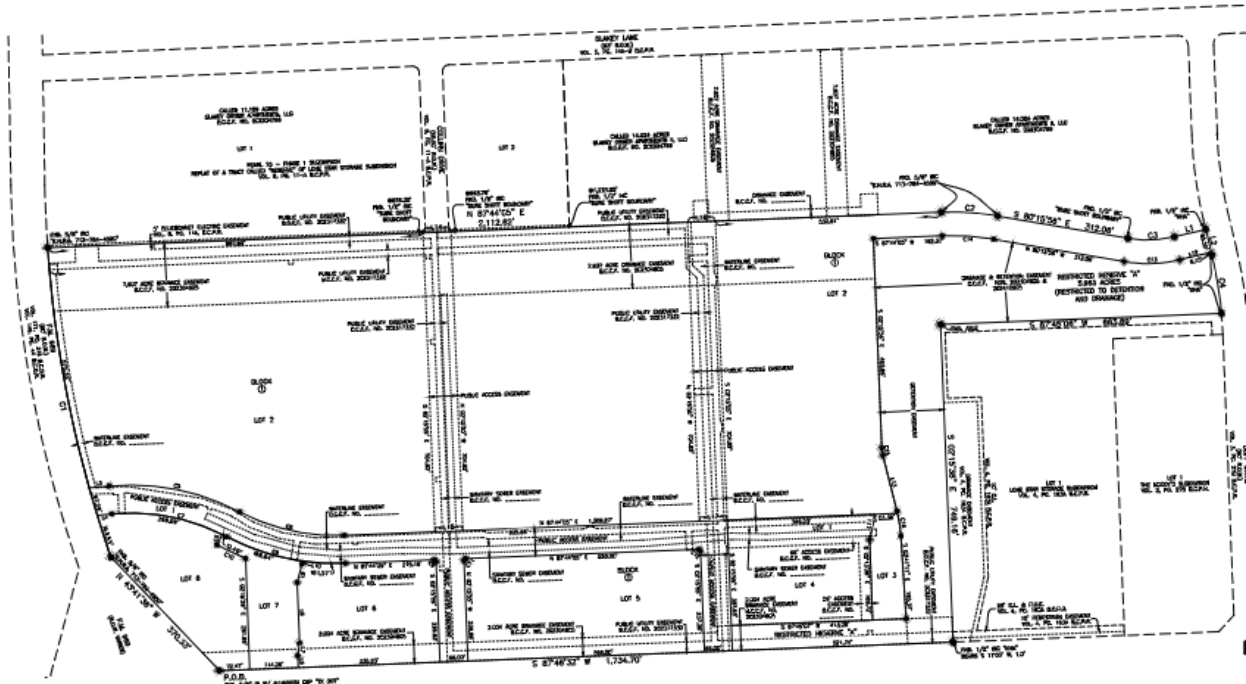
Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions the existing line on the north side of SH 71 at the southeast corner of the tract provided by the developer.

Electric service provided by Bluebonnet Electric.



### Drainage

The natural drainage basins for this area will drain into an onsite detention pond (Lot 11, see Exhibit A). 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 Place Type 5 is 80%. A Final Drainage Plan has been submitted for review.

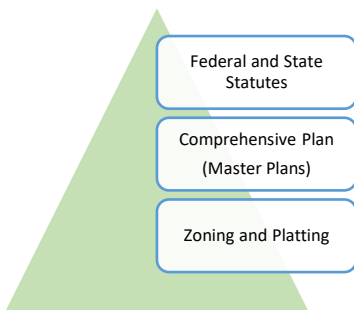


**Traffic Impact and Streets**

This plat creates 1 new public Street, and 3 internal private Streets. The main access will be off Duff Drive connecting to the proposed Mote Way. There will be internal access easements on Lot 1 connecting from Mote Way to the rest of the subdivision. The street ROW's meet the 55.5 width requirement.

**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 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).*

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 replat conforms to the Future Land Use Plan, which is designated General Commercial and Transitional 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;

*A Final Drainage Plan and Public Improvement Plan have been submitted and are currently being reviewed by the City Engineer to ensure that the Public Improvements can be designed for utility extension.*

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

*A fiscal guarantee will be provided 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.

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 by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

*The applicant is proposing the public improvements to these two lots and is not amending or removing any of the covenants or restrictions*

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 and extend existing wastewater along SH 71 and connect to the existing City line served by Aqua Water to the south of SH 71.*

- 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 and extended with this development.*

Compliance with the 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 and act on a commercial replat of the Reserve Tract of the Lone Star Storage Subdivision to be called Sendero, being 49.78 acres located at the northeast corner of State Highway 71 and Farm-to-Market Road 969 within the city limits of Bastrop, Texas.

**ATTACHMENTS:**

- Attachment 1: Sendero Replat
- Attachment 2: Sendero Location Map
- Attachment 3: Future Land Use Map
- Attachment 4: Signed and Executed Sendero MOU Agreement