



# STAFF REPORT

**MEETING DATE:** September 29, 2022

**TITLE:**

Consider action to approve Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Jennifer C. Bills, Director of Planning & Development

**ITEM DETAILS:**

Site Address: North of Farm Street, south of Cedar Street (Attachment 1)

Total Acreage: 15.84 acres

Legal Description: 15.84 acres of Farm Lots 37 and 38, East of Main Street

Property Owner: Farm Street Village, LLC

Agent Contact: Sallie Burchett, Structure Development

Existing Use: One residential unit and Vacant/Undeveloped

Existing Zoning: Place Type 3 (P3)

Character District: Cultural Arts

Future Land Use: Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for Farm Street Village. The plat includes 72 residential lots and 1 non-residential/community lot (0.39 acres), and 1 open space lot (3.19 acres) (Exhibit A). The residential lots have an average size of 0.12 acres or 5,405 square feet. The applicant plans to build the entire subdivision in one phase.

Traffic Impact and Streets

The Preliminary Plat proposes four 56-foot rights-of-way for Julius Thomas Street, Catalpa Street, Buttonwood Street, and Beech Street. These new rights-of-way meet the Building Block grid pattern, connecting Farm Street and Cedar Street with Julius Thomas. The other three ROWs will connect to the existing ROW of Chambers Street to the west. Additionally, a public alley will be dedicated between Julius Thomas and Chambers Street, which will provide the vehicular on-site parking access to those blocks. The new ROWs and alleys, along with half of Chambers Street will be built by the developer. All streets and alleys are proposed to be publicly dedicated. Sidewalks will also be built within the development along the public streets.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meeting the Building Block grid requirement for Traditional Neighborhood Development, which complies with the Cultural Arts Character District.

### Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions provided by the developer from the existing water lines on Cedar Street, Farm Street and Chambers Street. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions from Farm Street and Cedar Street, provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

### Drainage

The natural drainage basins for this area drain to Gills Branch to the east. Stormwater runoff generated will be routed via new storm sewer to Gills Branch. The drainage plan is using the updated rainfall totals of Atlas 14. The site will utilize direct discharge to Gills Branch without onsite detention. An analysis has been completed by the applicant's engineer to show that there will be no upstream or downstream adverse impact. Place Type 3 (P3) zoning district allows a maximum of 60% impervious cover. The impervious cover for the entire site will be 58%. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

### **POLICY EXPLANATION:**

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

### Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Neighborhood Residential: The Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area's range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street. The scale of land uses, and transitions between them will compliment historic building form and intensity, but increased development intensity may be allowed on a case-by-case basis to encourage viable investment in center city Bastrop.

*This plat complies with the Future Land Use Plan, which shows Downtown Bastrop in this area. The plat proposes residential lots, which are adjacent to commercial lots (SH 95), and civic spaces (BISD Performing Arts Center, Bastrop Convention Center).*

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

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 infill development.*

Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

*The B<sup>3</sup> Code allows for a diversity of building types and sizes by not requiring a minimum lot size and allowing up to three living units on each lot. The Farm Street Village Development create 72 residential lots that will follow the form and lot requirements of the B<sup>3</sup> Code.*

Objective 6.2.1: Ensure that subdivision ordinance/regulations and site development standards promote connectivity.

*The Traditional Neighborhood Development Pattern requires streets provided every 330 feet (Building Block grid). The additions of Julius Thomas Street, Chambers Street, and the three cross streets provide small, multimodal blocks that promote vehicular as well as pedestrian and bicycle connectivity.*

### 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).*

Section 212.004 Plat Required

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared.

*The applicant has proposed subdividing an undeveloped 15.84-acre tract into 72 residential lots and 2 non-residential lots. Utility improvements within the subdivision water and wastewater will be dedicated to the City of Bastrop upon their completion.*

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 preliminary plat conforms to the Future Land Use Plan, which is designated Downtown Bastrop 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 Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension. The development is following the adopted Master Transportation Plan for street layout and connections.*

- (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.

*The preliminary plat complies with the requirements of the adopted B<sup>3</sup> Code.*

### B<sup>3</sup> Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

*Any subdivision requiring the extension of public infrastructure or of more than four lots require the approval of a Preliminary Plat, Public Improvement Plan, and a Final Plat.*

- Section 1.3.002 Preliminary Plat

*The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on September 16, 2022.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 16, 2022.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Preliminary Plat for Farm Street Village for compliance with subdivision standards on September 22, 2022 and deemed the plat administratively complete. The Director of Planning recommends approval.*

### **RECOMMENDATION:**

Consider action to approve Farm Street Village Preliminary Plat, being 15.84 acres out of Farm Lots 37 and 38, East of Main Street, located north of Farm Street, south of Cedar Street and west of SH 95, within the city limits of Bastrop, Texas, as shown in Exhibit A.

### **ATTACHMENTS:**

- Exhibit A: Farm Street Village Preliminary Plat
- Attachment 1: Location Map
- Attachment 2: Preliminary Drainage Plan
- Attachment 3: Preliminary Infrastructure Plan