



STAFF REPORT

MEETING DATE: March 28, 2023

TITLE:

Consider action to approve Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie’s Way Bastrop, Texas, as shown in Attachment 1.

AGENDA ITEM SUBMITTED BY:

Kennedy Higgins – Senior Planner, Development Services

ITEM DETAILS:

Site Address: West of Lovers Lane and South of Margie’s Way
 Property ID: 61510
 Total Acreage: 25.01
 Legal Description: 25.01 acres out of the Stephen F. Austin, Abstract No. 2

Property Owner: Visara Asset Fund 2 LLC
 Agent Contact: Emma Hall

Existing Use: Vacant/Undeveloped
 Existing Zoning: P2
 Character District: NA
 Future Land Use: Parks and Open Space

BACKGROUND:

Before the Planning and Zoning Commission today is the Final Plat for Lovers Lane development. The Preliminary Plat for this development was approved by the Planning and Zoning Commission on 12/21/2023. The property owner is proposing to subdivide their 25.01 acre lot into 8 (eight) ½ acre lots, with 0.447 acres dedicated to right of way, the remainder will be 20.49 acres. The 8 lots will be single-family residential lots. The purpose of the final plat is so that the developer may recoup some of the upfront cost of the development while they wait for the extensions of City utilities to serve this area.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Connections to BC WCID # 2
Wastewater	N	OSSF
Drainage	Y	Drainage to remain unchanged
Transportation	Y	ROW dedication for Lovers Lane
Parks and Open Space	N	

Drainage

Pre and post development drainage boundaries and discharge point are proposed to remain the same. The existing drainage pattern will be maintained with basin runoff flowing east towards Lovers Lane on each lot. The proposed site will not be regraded. The site has proposed 0.543 acres of impervious cover, 10%, which is allowed by the place type. Place type P2 – Rural allows a maximum of 40% impervious cover.

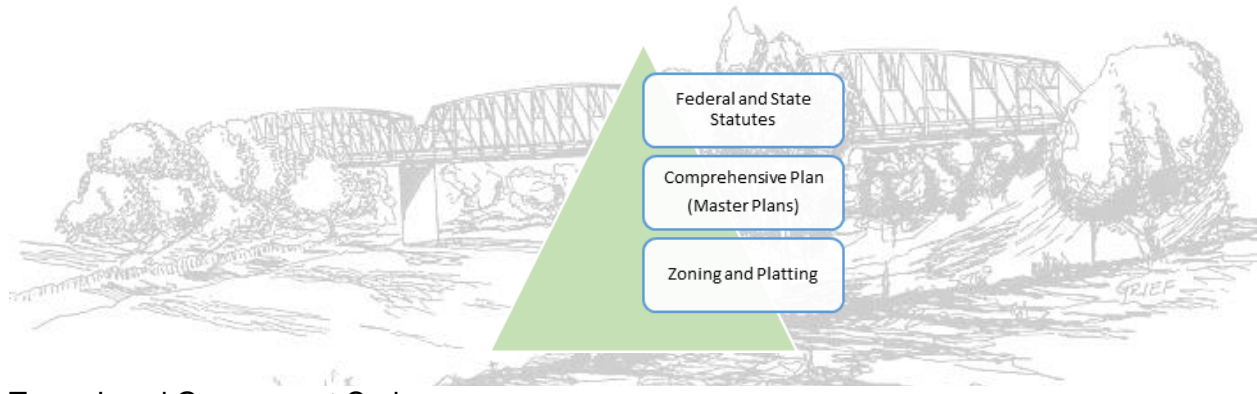
Utilities

Water service to the lots will be provided by Bastrop County WCID # 2. Wastewater will be via individual OSSF. Electric service provided by Bluebonnet Electric.

Traffic Impact and Streets

This Preliminary Plat creates a private drive off Lovers Lane and includes Right of Way dedication to Bastrop County for future widening of Lovers Lane.

POLICY EXPLANATION:



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). The B³ Code replaced Bastrop Code of Ordinances Chapter 10, which previously addressed subdivision requirements.

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 by the owner of the tract to be dedicated to public use must have a plat of the subdivision prepared.

The applicant has proposed subdividing an undeveloped tract into 8 residential lots.

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 final plat is currently designated for Parks and Open Space on the Future Land Use Plan but is right next to proposed Rural Residential areas on the map.

(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 plat includes right of way dedication for future widening of Lovers Lane.

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

The plat complies with the requirements of the Bastrop Code of Ordinances Chapter 10 – Subdivision in effect at the time of the Preliminary Plat submittal.

B³ Code – Chapter 1: Subdivisions

Section 1.3.002 Preliminary Plat

(a) A Preliminary Plat is required if a property is being subdivided into 4 or more lots, right-of-way dedication with roadway improvements are required, and any public infrastructure is required.

A preliminary plat for this subdivision was approved by the Planning and Zoning Commission on 12/21/2023.

Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for Lovers Lane for compliance with subdivision and utility standards and deemed the plat administratively complete.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – The Parks and Open Space character area incorporates public park land, trails, and open space, as well as privately owned areas that have been set aside for the protection of natural resources, or for the common use and enjoyment of their uses. These areas are comprised of a mix of active recreation areas, passive open spaces, and conservation lands.

The Rural Residential character area is for lands that are, and will continue to be, sparsely populated and largely undeveloped. Primarily found on the City's periphery, this area is characterized by large lot single-family residence, as well as agriculture, ranching, silviculture, and natural landscape. Unlike the Parks and Open Space character area, Rural Residential areas which retain a pastoral setting have not always been set aside for conservation or public use, but may eventually be subject to subdivision, and / or conversion to agriculture or other similar uses.

The final plat is currently designated for Parks and Open Space on the Future Land Use Plan but is right next to proposed Rural Residential areas on the map and meets the intent for Rural Residential.

RECOMMENDATION:

Consider action to approve Lovers Lane Final Plat, being 25.01 acres situated in Stephen F. Austin Survey, Abstract No. 2, located West of Lovers Lane and South of Margie's Way Bastrop, Texas, as shown in Attachment 1.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Lovers Lane Final Plat

