



STAFF REPORT

MEETING DATE: August 31, 2023

TITLE:

Consider action to approve a replat of the Reserve Tract of the Lone Star Storage Subdivision to be called the Pearl River Phase 1, being 11.129 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:

Kennedy Higgins, Planner, Development Services Department

ITEM DETAILS:

Site Address: Northeast Corner of SH 71 and FM 969
Total Acreage: 11.129 acres
Legal Description: Nancy Blakey Survey, Abstract No. 98, Reserve Lot Lone Star Storage Subdivision
Property Owner: Spencer Harkness/PRC 02 Bastrop, LLC
Agent Contact: Spencer Harkness/PRC 02 Bastrop, LLC
Existing Use: Undeveloped
Existing Zoning: P4 – Mix
Future Land Use: Transitional Residential

BACKGROUND:

With the Public Improvement Plan, Pearl River proposes to show the public improvements on the subject tract and the intention to serve the two lots that will be created with the final plat 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 – 16 & 12 inch
Wastewater	N	Line Extension
Drainage	N	
Transportation	N	1 new street
Parks and Open Space	N	

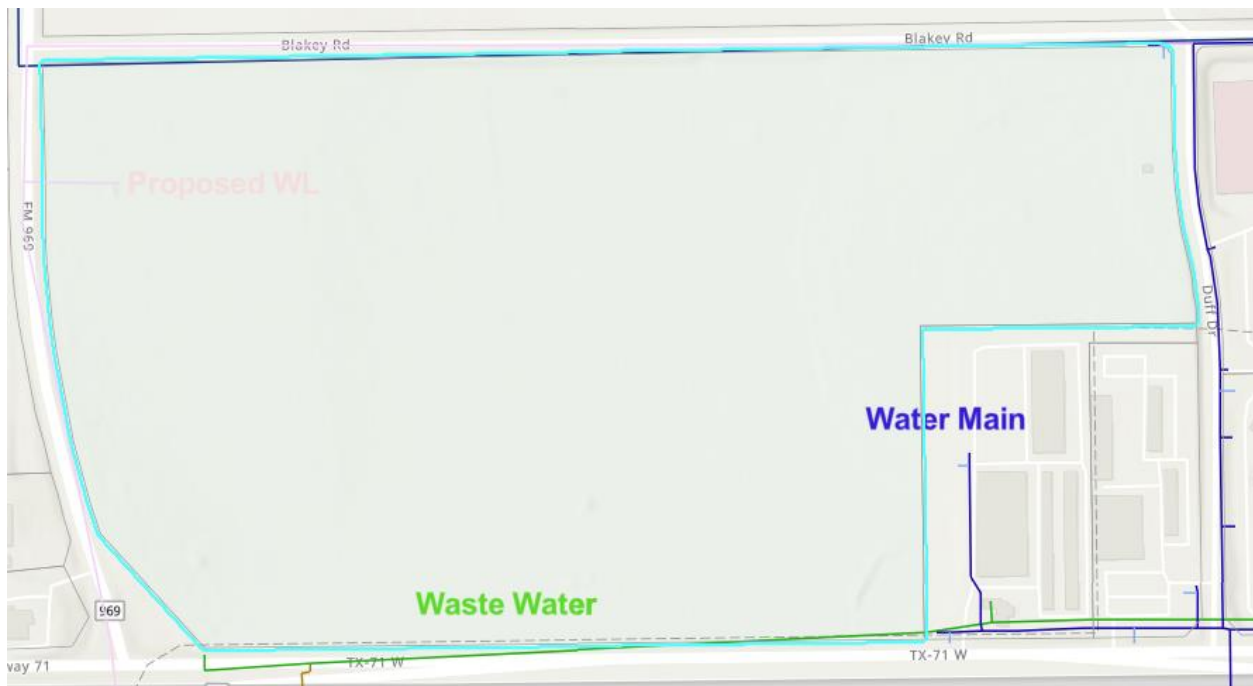
Utilities

The Pearl River 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, both the 12-inch water line from Blakey Land and a connection to the 16-inch water line along State Highway 71 are required to be designed and constructed. 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. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

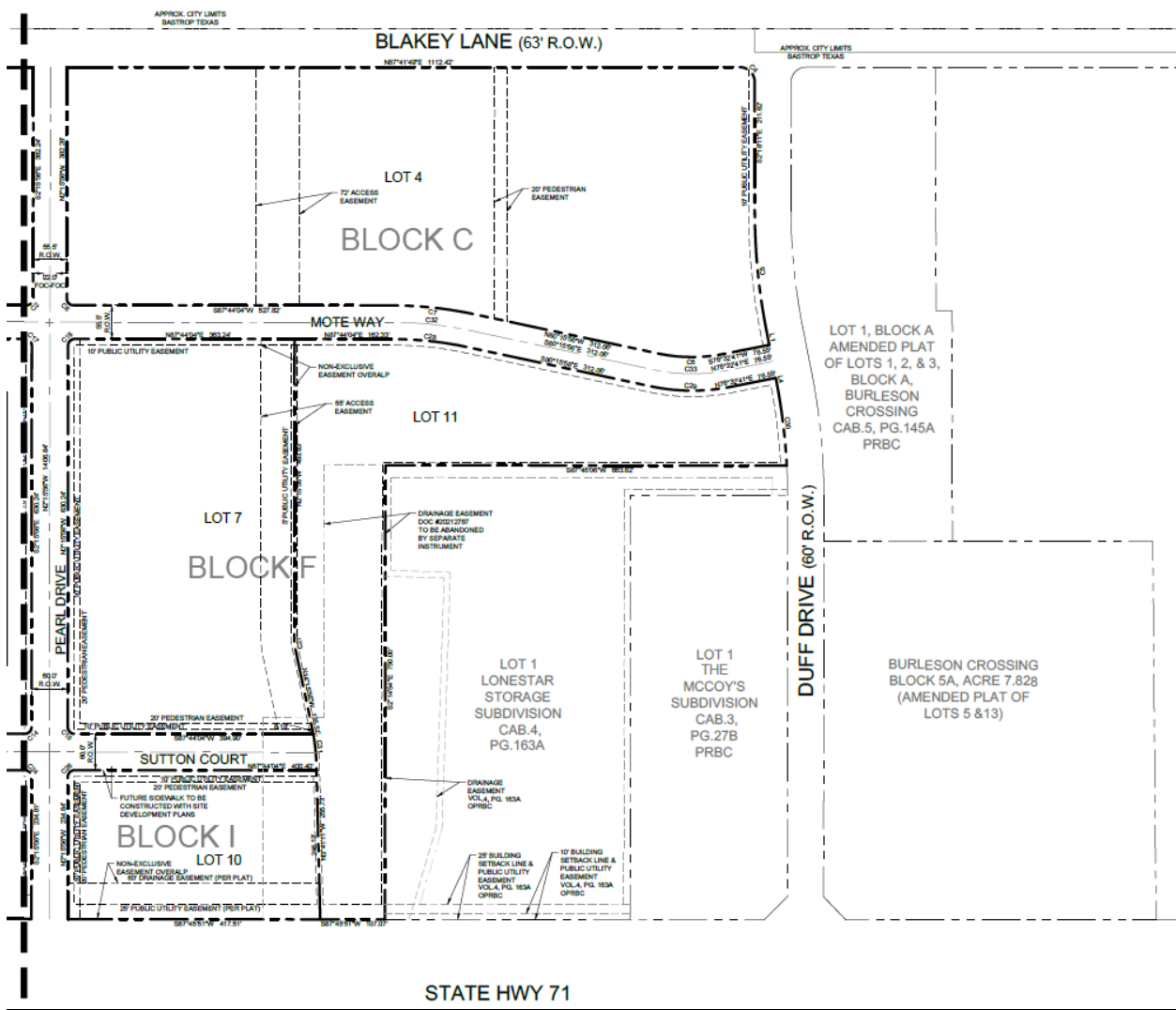
Wastewater collection and treatment will also be provided by the City of Bastrop with wastewater line extensions the existing line on the north side of SH 71 at the southeast corner of the tract provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

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 4 is 70% and Place Type 5 is 80%. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.

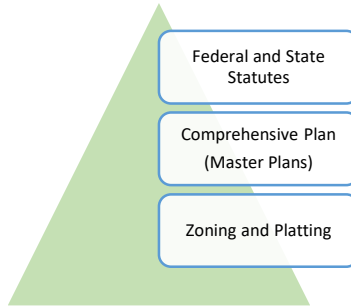


Traffic Impact and Streets

This plat creates 1 new street. The main access will be off Blakey Lane Street connecting to the newly created street, Collins Drive. There will be an access easement on lot one connecting from Blackey to the rest of the subdivision, the Reserve. The street ROW's meet the 55.5 width requirement, Collins Drive being 55.5 feet in width, and the access easement being 71 feet.

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 replat conforms to the Future Land Use Plan, which is designated 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 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.

- (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 B³ Code.

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.

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Transitional Residential: The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses) and multifamily (apartments), and institutional residential uses such as nursing homes and assisted living facilities. Variation in form, scale, and density is allowed but appropriate transitions must be provided between land uses. In some cases, Transitional Residential uses may be included as part of a larger planned development within areas otherwise designated as Neighborhood Residential. Likewise, Transitional Residential character areas may also include associated amenities such as parks, trails, open spaces, and public uses such as schools, fire stations, and more.

This plat complies with the Future Land Use Plan Transitional Residential along Blakey Lane.

- 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.

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

This development will provide additional multifamily housing that will be nearby to retail, office, and other commercial development, for both employment and services.

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 action to approve a replat of the Reserve Tract of the Lone Star Storage Subdivision to be called the Pearl River Phase 1, being 64.845 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: Pearl River Replat
- Attachment 2: Pearl River Location Map
- Attachment 3: Future Land Use Map
- Exhibit A : Pearl River Preliminary plat

