



STAFF REPORT

MEETING DATE: June 29, 2023

AGENDA ITEM:

TITLE:

Consider action to approve the Casata Preliminary Plat, being 22.64 acres out of Farm Lots 64 & 65, located west of North Main Street within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Trey Job, Assistant City Manager

ITEM DETAILS:

Site Address: West of North Main Street (Attachment 1)

Total Acreage: 22.64 acres

Legal Description: 22.64 acres out of Farms Lots 64 & 65

Property Owner: Mainstreet Bastrop LLC

Agent Contact: Lexie England, Kimley-Horn

Existing Use: Vacant/Undeveloped

Existing Zoning: None. Extra-Territorial Jurisdiction

Future Land Use: Rural Residential

BACKGROUND/HISTORY:

The applicant submitted an application for a Preliminary Plat for Casta that is proposed to be a multifamily development (Exhibit A).

Traffic Impact and Streets

The Preliminary Plat is proposing to dedicate their proportional share of public right-of-way along North Main Street which is proposed as a Primary Multimodal Street with an 80-foot right-of-way in the Master Transportation Plan. Improvements will be made along North Main Street and Highway 40 that borders the southern portion of the development to accommodate for the increased vehicular traffic through the area. Additionally, there will be two driveway connections made onto North Main Street from the site, and one driveway connection added to Highway 40.

Utilities

Water service for the lots will be provided by Aqua Water Supply Corporation. Wastewater service will be provided to the site by extending the City of Bastrop wastewater utility service to the site. Fire service will be installed by the developer from the existing Aqua Water Supply Company line on the southeast side of the development. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Drainage

Stormwater runoff generated within the property will flow into either a detention pond on the southeast corner of the lot, or into a detention pond located on the southwest corner of the lot. Both detention ponds were designed with an emergency overflow feature. The drainage plan is using the updated rainfall totals of Atlas 14. 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 Neighborhood Residential character area is for single-family residential subdivision development, 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, which shows Rural Residential in this area. The plat proposes residential lots.

Objective 2.1.2: Exercise greater influence on development patterns and character in the Bastrop ETJ.

The subdivision is providing streets and connectivity in compliance with the adopted Master Transportation Plan Street Grid intent.

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

This area of the ETJ provides a range of lot sizes. This subdivision will be constructing multi-family lots on 20.36 acres of the site. The lot sizes will be determined at the time of Final Plat and will take into account the 2036 Comprehensive Plan goals for this area.

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).

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 a portion of Farm Lot 64 & 65 into a 20.36-acre multi-family development.

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 Neighborhood 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;

This subdivision will be dedicating their proportional share of right-of-way along North Main Street and making improvements to Highway 40 that will allow future connectivity and traffic flow for additional development in the area.

- (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.

B³ 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 or Section 1.3.003 Final Plat
The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on June 23, 2023.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on June 23, 2023.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Casata Preliminary Plat for compliance with subdivision, and utility standards on June 23, 2023, and deemed the plat administratively complete. Staff recommends approval.

RECOMMENDATION:

Consider action to approve the Casata Preliminary Plat, being 22.64 acres out of Farm Lots 64 & 65, located west of North Main Street within the Statutory Extraterritorial Jurisdiction of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Casata Preliminary Plat
- Attachment 1: Location Map

