



STAFF REPORT

MEETING DATE: April 25, 2024

TITLE:

Hold a public hearing and consider action on a recommendation for the Valverde North Zoning Concept Scheme, changing the zoning of 6.218 acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop from P3 Residential to P5 Core, as shown on Attachment 1.

STAFF REPRESENTATIVE:

Kennedy Higgins – Senior Planner, Development Services

ITEM DETAILS:

Site Address:	West of FM 969, Bastrop TX (Attachment 1)
Property ID:	6.218 acres out of 8720280
Total Acreage:	6.218 +/-
Acreage Rezoned:	6.218 +/-
Legal Description:	6.218 +/- acres out of Nancy Blakey Survey No. 98
Property Owner:	Continental Homes of Texas, LP
Agent Contact:	Megan Reynold BGE
Existing Use:	Vacant/Undeveloped
Existing Zoning:	P3 Neighborhood
Proposed Zoning:	P5 Core
Future Land Use:	Residential

BACKGROUND:

The applicant has applied for a Zoning Concept Scheme for Valverde North property. The proposal is to place P5 Core zoning to appropriately incorporate multi-family.

The multifamily development is part of the larger Valverde development. Valverde North consists of 82 multifamily units located within 41 buildings, associated parking, and is on the northeastern side of the overall development. The buildings on the north will be consistent with the multifamily development directly south of this site.

LAND USE:

The existing land use is classified as P3 – Neighborhood per the Developers agreement. Low density residential areas. Planting is naturalistic and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.

Place Type P5 – Core is defined in the code as a higher density mixture of building types that accommodate commercial, retail, offices, row houses, and apartments. It has a tight network of

streets, with wide sidewalks, steady street tree plantings, and buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of buildings is critical to define the public frontage and allow for visible activity along the street edge.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Storm sewer, detention pond
Transportation	Y	Constructing new streets
Parks and Open Space	Y	Pond with Trails

Drainage

A Zoning Concept Scheme must be accompanied by a Drainage Plan to ensure that the proposed development is feasible. A Final Drainage Plan has been reviewed and approved by the City Engineer. The site includes a detention pond in the natural flow of the land in the northwest corner of the tract in the neighboring parcel where they will be utilizing the detention pond within the single-family section. The maximum impervious cover allowed per the Development Agreement is 70%. This development proposes 62.1% coverage.

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 tank on the south side of SH 71. These lines will be designed according to the City’s construction standards, as well as the Texas Commission on Environmental Quality’s (TCEQ) requirements.

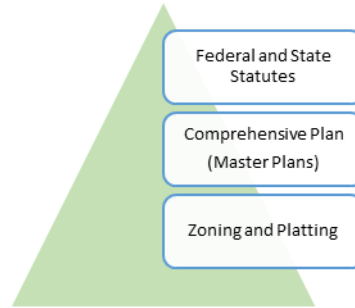
Wastewater collection and treatment will also be provided by the City of Bastrop via the line extension being installed along FM 969 to the existing 24-inch line by Bear Hunter Drive.

Electric service provided by Bluebonnet Electric.

Traffic Impact and Streets

From FM 969 the main access for the northern lot of Valverde will be Valverde Avenue, a major multimodal 80’ ROW street. There are two entrances/exits into the Valverde North parcel. The internal streets are 55.5’ in width and include parallel street parking. All streets and alleys are proposed to be publicly dedicated. Sidewalks will also be built within the development along the public streets.

POLICY EXPLANATION:



Texas Local Government Code

Sec. 211.006. PROCEDURES GOVERNING ADOPTION OF ZONING REGULATIONS AND DISTRICT BOUNDARIES. (a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

(c) If the governing body of a home-rule municipality conducts a hearing under Subsection (a), the governing body may, by a two-thirds vote, prescribe the type of notice to be given of the time and place of the public hearing. Notice requirements prescribed under this subsection are in addition to the publication of notice required by Subsection (a).

The public meeting was noticed in the newspaper on 04/10/2024, Zoning Change signs were visibly placed in the front of the property on 04/11/2024 and notice was sent to property owners within 200 feet of the property boundary on 04/04/2024. Notice of the meeting was posted at least 72 hours in advance.

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

- (1) the area of the lots or land covered by the proposed change; or
- (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

At the time of this report, no protest has been received.

(f) The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.

If the Planning & Zoning Commission makes a unanimous recommendation of the denial of the zoning request, the City Council must have a minimum vote of three-fourths majority to approve the zoning request.

Compliance with 2036 Comprehensive Plan:

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. Although individual developments may exhibit common features including home size, lot size, setbacks, impervious surface coverage, etc., the character area supports variations of these spatial and aesthetics characteristics, subject to appropriate transitions in form, scale, and density between blocks or adjacent developments. In some instances, transitions between developments and adjacent character areas may include higher density housing types or neighborhood oriented commercial uses of limited scale.

While the future land use map calls for this area to be single family residential, the surrounding area including the lot to the south is consistent with the higher density allowed thus matching the existing environment and the overall developer's agreement.

RECOMMENDATION:

Hold a public hearing and consider action on a recommendation for the Valverde North Zoning Concept Scheme, changing the zoning of 6.218 acres out of the Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop from P3 Residential to P5 Core, as shown on Attachment 1.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Valverde North ZCS
- Attachment 3: Exhibits