



STAFF REPORT

MEETING DATE: April 25, 2024

TITLE:

Consider action to approve Valverde North Final Plat, being 6.218 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

AGENDA ITEM SUBMITTED BY:

Kennedy Higgins – Senior Planner, Development Services

ITEM DETAILS:

Site Address: West of FM 969, North of SH 71 (Attachment 2)
 Property ID: 6.218 acres out of 8720280
 Total Acreage: 6.218 +/-
 Legal Description: 6.218 +/- acres out of the Nancy Blakey Survey Abstract Number 98

Property Owner: Continental Homes of Texas, LP
 Agent Contact: Megan Reynolds, BGE, Inc.

Existing Use: Vacant/Undeveloped
 Existing Zoning: P3 Neighborhood (Pending Re-Zone to P5 Core)
 Adopted Plan: Valverde Development Agreement, Approved July 13, 2021
 Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The final plat application, Valverde North Subdivision, is a one lot subdivision for multifamily use. All public water and wastewater services will be provided per the Valverde Public Improvement Plan Phase 1 onto this project site. The site will utilize a detention pond that will be located in the neighboring parcel within the Valverde Development. The site is currently vacant and will be developed as multifamily residential use, with a total of 82 units. The development consists of streets, drainage, water, wastewater, and utility infrastructure extensions. The final plat is associated with the approved Viridian Development Agreement, Public Improvement Plans, and Final Drainage Plans for these phases of the development.

The final plat follows the standards adopted in the Viridian Development Agreement.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Storm Sewer to Detention Pond
Transportation	Y	Construction of new internal streets
Parks and Open Space	Y	Pond with Trails

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 for public use. Sidewalks will also be built within the development along the public streets.

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 on FM 20. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

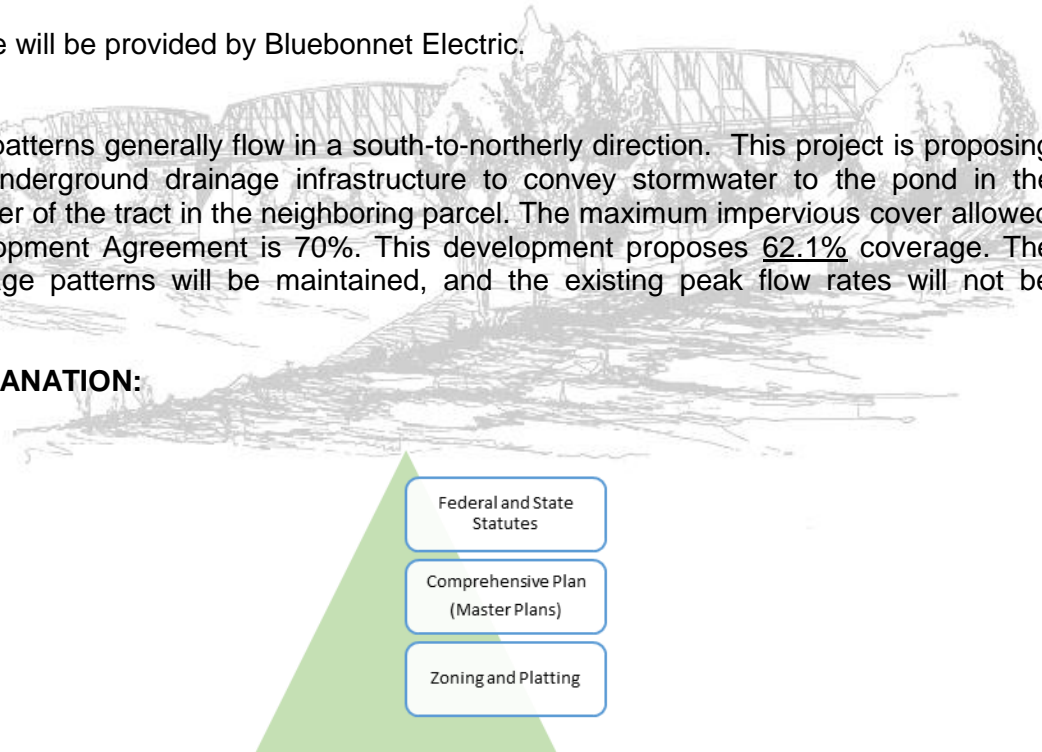
Wastewater collection and treatment will also be provided by the City of Bastrop via a line extension being installed parallel to FM 969 from an existing 24-in line by Bear Huner Drive.

Electric Service will be provided by Bluebonnet Electric.

Drainage

The drainage patterns generally flow in a south-to-northerly direction. This project is proposing surface and underground drainage infrastructure to convey stormwater to the pond in the northwest corner of the tract in the neighboring parcel. The maximum impervious cover allowed per the Development Agreement is 70%. This development proposes 62.1% coverage. The existing drainage patterns will be maintained, and the existing peak flow rates will not be increased.

POLICY EXPLANATION:



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

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.

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. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access, and no public improvement is being dedicated.

The applicant has proposed subdividing an undeveloped 6.218 acres of land to a multifamily lot.

Section 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.

It conforms to the surrounding environment with the south lot doing multifamily residential.

- (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.

It conforms to the general plan of the extension of lines.

- (3) a bond required under Section 212.0106, if applicable, is filed with the municipality; and

A fiscal guarantee has been 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 final plat complies with the requirements of the adopted B³ Code and Viridian Development Agreement.

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.

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

The City of Bastrop has a Development Agreement with Valverde that allows the city to agree to specific land uses and development standards. This allows the city to ensure the quality of development and future sustainability.

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

Through the Development Agreement, the Valverde development includes follows the intent of the B³ Code forms for residential and commercial lot standards. The development agreement allows for a mix of residential house forms, including ranch house, villa, house, duplex, triplex, fourplex, courtyard house, courtyard apartments, row house and apartments.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for Valverde North Subdivision for compliance with subdivision and development agreement standards on March 28, 2024, and deemed the plat administratively complete. Staff recommends approval.

RECOMMENDATION:

Consider action to approve Valverde North Subdivision Final Plat, being 6.218 acres out of Nancy Blakey Survey, Abstract Number 98, located west of FM 969, within the City of Bastrop, Texas, as shown in Attachment 1.

ATTACHMENTS:

- Attachment 1: Valverde North Subdivision Final Plat
- Attachment 2: Valverde North Location Map
- Attachment 3: Valverde Concept Plan