



STAFF REPORT

MEETING DATE: July 25, 2024

TITLE:

Consider action to approve Burleson Crossing East Final Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1.

STAFF REPRESENTATIVE:

Kennedy Higgins – Senior Planner, Development Services

ITEM DETAILS:

Site Address: Northeast corner of State Highway 71 and Edward Burleson Drive
 Total Acreage: 19.81 acres
 Acreage Rezoned: 19.81 acres
 Legal Description: 19.81 acres out of the Nancy Blakey Survey, Abstract No. 98

Property Owner: BRP East, L.P.
 Agent Contact: Steve Durham

Existing Use: Vacant/Undeveloped
 Existing Zoning: Planned Development District, P5 Core Base Zoning
 Character District: Cattleman's
 Future Land Use: General Commercial

BACKGROUND:

On September 26, 2023, a Planned Development District, which included the original list of warrants, was approved by Council. The currently proposed final plat proposes 10 commercial lots and associated improvements. A TIA was previously approved as a part of the Preliminary Plat, no changes are proposed. The preliminary plat was approved on September 28, 2023.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extensions
Wastewater	Y	Line Extensions
Drainage	Y	Storm sewer, detention pond
Transportation	Y	Extension, private drive, widening
Parks and Open Space	N	

Drainage

Stormwater runoff generated within the property will be routed onsite to one central location for detention and a storm sewer connection to the detention pond to the west in the Burleson Crossing development. A Drainage Plan has been reviewed and approved by the City Engineer. The maximum impervious cover stated in the PDD is no more than 85% for the entire development. Some lots may have a greater impervious cover to be offset by lots with less impervious cover.

Utilities

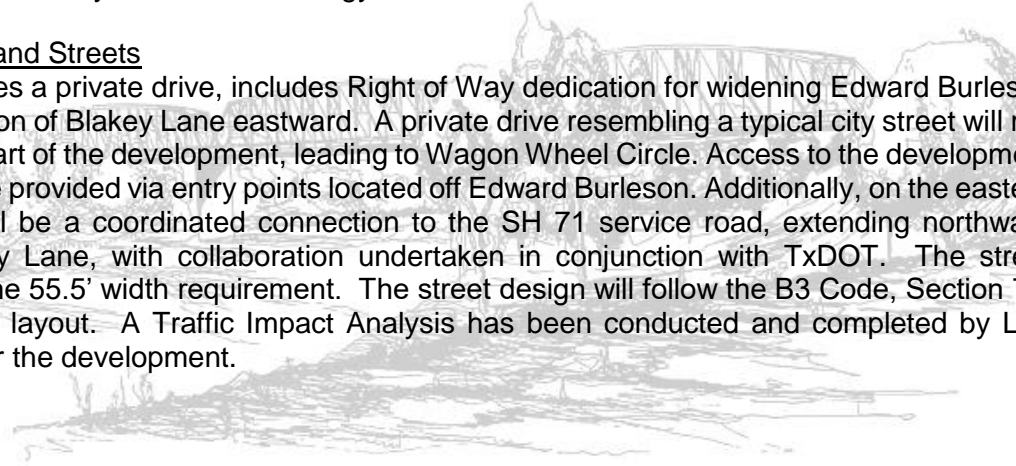
Wastewater and water service (domestic and fire) will be provided by the City of Bastrop via line extensions from existing infrastructure located on Edward Burleson Street. These lines will be designed according to the City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

Electric service provided by Bluebonnet Electric.

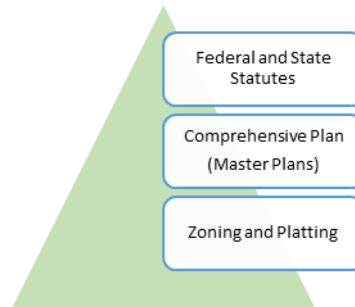
Gas will be provided by CenterPoint Energy / Entex.

Traffic Impact and Streets

This Plat creates a private drive, includes Right of Way dedication for widening Edward Burleson and an extension of Blakey Lane eastward. A private drive resembling a typical city street will run through the heart of the development, leading to Wagon Wheel Circle. Access to the development will primarily be provided via entry points located off Edward Burleson. Additionally, on the eastern flank, there will be a coordinated connection to the SH 71 service road, extending northward towards Blakey Lane, with collaboration undertaken in conjunction with TxDOT. The street ROW's meet the 55.5' width requirement. The street design will follow the B3 Code, Section 7.3 for design and layout. A Traffic Impact Analysis has been conducted and completed by LJA Engineering for the development.



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 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 an undeveloped tract into ten commercial 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 preliminary plat conforms to the Future Land Use Plan, which is designated General Commercial 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 traffic impact analysis (TIA) for the overall development of the ten-lot Burleson Crossing East has been previously approved by the City and TXDOT and the plat is consistent with the recommendations of that analysis.

(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 infrastructure improvements before any final plats can be recorded.

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

The plat complies with the requirements of the PDD and Bastrop Code of Ordinances, B3 code Chapter 1 – Subdivision in effect at the time of the Preliminary Plat submittal.

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 Drainage Plan, Preliminary Infrastructure Plan, Preliminary Plat, Public Improvement Plan, Public Improvement Plan Agreement and a Final Plat.

- Section 1.3.002 Preliminary Plat

The Preliminary Plat was approved by the planning and zoning commission on September 28, 2023

- Section 1.3.004 Plat Requirements

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – The General Commercial character area supports local and regional businesses that rely on heavy traffic volumes and the visibility that is associated with being located near major roadways. General Commercial developments typically involve varying development intensities, from smaller locally owned shops to big box retailers. These areas are predominantly auto oriented, with large accessory parking areas. While General Commercial development will continue to be auto-oriented, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, bicycle and pedestrian accommodations, higher quality building materials, and access management techniques (e.g., limited access points and inter-parcel connectivity) will help to improve overall development quality and appearance.

Representative land uses that are appropriate in General Commercial include General Retail Sales, Food Service, Medical or Health Care Facilities, and Professional Offices which are what is anticipated for Burleson Crossing East.

RECOMMENDATION:

Consider action to approve Burleson Crossing East Final Plat, being 19.81 acres situated in the Nancy Blakey Survey, Abstract No. 98, located on the northeast corner of State Highway 71 and Edward Burleson Drive, within the city limits of Bastrop, Texas, as shown in Attachment 1.

ATTACHMENTS:

- Exhibit A: Burleson Crossing East Final Plat
- Attachment 1: Location Map

