



STAFF REPORT

MEETING DATE: August 25, 2022

TITLE:

Consider action to approve Young Subdivision, Block 14, Lot 1, a replat of Young Subdivision, Block 14, located at the northwest corner of SH 95 and Gordon Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development

ITEM DETAILS:

Site Address: TBD Gordon Street (Attachment 2)

Total Acreage: 0.511 acres

Legal Description: Young Subdivision, Block 14

Property Owner: Ormolu, LLC

Agent: Adam Reilly, Henderson Engineering

Existing Use: Vacant

Existing Zoning: P4 - Mix

Character District: Old Town

Future Land Use: Downtown Bastrop

BACKGROUND/HISTORY:

The applicant is requesting to correct an improper deed division of Young Subdivision, Block 14, which was originally platted as one large lot and has been deed divided into three lots. With the replat, they are dedicating additional right-of-way for Gordon and Elgin Streets.

Streets

The right-of-way for Elgin Street is unopened/unimproved. Gordon Street is constructed with 18-20 feet of pavement. Construction of improvements on Gordon Street and construction or fee-in-lieu for Elgin Street will be required prior to on-site development.

Utilities

This area is served by the City of Bastrop Water and Wastewater, and Bastrop Power & Light Electric.

Drainage

The lot will be restricted to 70% impervious cover and will require a Final Drainage Plan prior to Site Development Plan submittal.

PUBLIC NOTIFICATION:

The 86th Legislature changed the notification requirements for residential replats. House Bill 3314 requires notification to property owners within 200 feet of the replat within 15 days of approval, providing the existing zoning classification and contact information for the city for questions. Previously, notification was required prior to approval of the plat. Notice is still required prior to replat if any subdivision variances/deviations from the code are being requesting on the plat.

POLICY EXPLANATION:

With House Bill 3314, the Texas Local Government Code requires any residential replats go through the standard approval process and only requires a public hearing held by the municipal authority when considering a subdivision variance with the plat.

On August 27, 2019, Ordinance 2019-26 deemed the Planning & Zoning Commission as the official municipal authority for approval of plats that required public review. As this does not require any variances, this plat will be reviewed for approval by the Planning & Zoning Commission.

Compliance with 2036 Comprehensive Plan:

- Future Land Use Plan – Downtown Bastrop: The Downtown Bastrop character area allows for a wide range of residential, retail, entertainment, professional service, and institutional land uses. The character area’s range of land uses may be mixed on individual parcels or developments sites, and within individual buildings. Building form and lot arrangement will support an urban character with structures framing the street.

The lot complies with the Future Land Use Plan. The lot meet the intent to provide a mix of residential or small scale commercial and support the urban form.

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. 212.014. 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 proposed replat meets all the requirements above and is not requesting any variances.

- 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 as Downtown Bastrop.

- (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;

The plat conforms to the adopted Transportation Master Plan. The additional lot will not create an additional traffic burden to the current infrastructure and has added additional right-of-way to meet the City's Street width requirements.

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

No bond is required at this time.

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

The replat complies with the requirements of the adopted Subdivision Ordinance.

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. This replat is fewer than four lots and meets the Texas Local Government Code requirements classifying it as a replat.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the replat for compliance with subdivision and utility standards on August 18, 2022 and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve Young Subdivision, Block 14, Lot 1, a replat of Young Subdivision, Block 14, located at the northwest corner of SH 95 and Gordon Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Young Subdivision, Block 14, Lot 1 Replat
- Attachment 1: Location Map