



STAFF REPORT

MEETING DATE: July 28, 2022

TITLE:

Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Jennifer C. Bills, Director of Planning & Development

ITEM DETAILS:

Site Address: South of West SH 71 & west of Sterling Drive (Attachment 1)
Total Acreage: 55.355 acres
Legal Description: 55.355 acres of the Nancy Blakey Survey, Abstract No. 98
Property Owner: Duke McDowell/ DM Pecan Park Associates, LTD.
Agent Contact: Brendan McEntee/Carlson, Brigrance, and Doering, Inc.
Existing Use: Vacant/Undeveloped
Existing Zoning: Pecan Park PDD
Adopted Plan: Ordinance No. 2015-14 Pecan Park Commercial Planned Development on August 25, 2015, Amended Ordinance No. 2021-18 December 14, 2021
Future Land Use: None.

BACKGROUND/HISTORY:

The applicant has submitted an application for the Pecan Park Commercial Amended Preliminary Plat (Exhibit A). The plat includes 6 non-residential lots (Exhibit A). The proposed commercial lots follow the lot standards adopted in the Ordinance No. 2015-14 on Ordinance No. 2021-18 Pecan Park Commercial Planned Development Approved December 14, 2021.

Traffic Impact and Streets

There will four main streets within this development, Orchard Parkway, Sterling Drive, Agnes Street, and Greenleaf Fisk Drive. A traffic impact analysis (TIA) for the overall development of Pecan Park (commercial and residential sections) has been previously approved by the City in 2014, and the plat is consistent with the recommendations of that analysis.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop via water line extensions from existing infrastructure located at Orchard Parkway, Sterling Drive, and State Highway 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. A Preliminary Infrastructure Plan has been reviewed and approved by the City Engineer.

Wastewater service will be provided by the City of Bastrop via water line extensions from existing infrastructure located at Orchard Parkway, Sterling Drive, and State Highway 71. A Preliminary Infrastructure Plan has been reviewed by the City Engineer.

Drainage

Stormwater runoff generated within the property will be routed through onsite drainage infrastructure that will convey the water through off-site easements to directly discharge to the Colorado River. A Preliminary Drainage Plan has been reviewed 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 – General Commercial: 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.

The Future Land Use Plan shows General Commercial in this area. The plat proposes commercial lots, consistent with the surrounding property and the Future Land Use Plan.

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 an undeveloped 55.355-acre tract into 6 commercial lots. Public improvements within the subdivision (streets, drainage, and other utilities) will be dedicated to the City of Bastrop upon their completion.

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;

This plat is located inside of the city limits of Bastrop, Texas. The Future Land Use shows General Commercial in this area. The plat proposes commercial lots, consistent with the surrounding property.

- (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 Pecan Park (commercial and residential sections) has been previously approved by the City in 2014, 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 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 and Consent Agreement.

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

The Preliminary Drainage Plan to determine drainage requirements was reviewed the City Engineer and is pending approval with a several revisions that must be addressed on the Final Drainage Plan before any work on the improvements can begin.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was reviewed by the City Engineer and is pending approval with a several revisions that must be addressed on the Public Improvement Plans before any work on the improvements can begin.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Pecan Park Commercial Amended Preliminary Plat for compliance with subdivision, utility standards, and the Planned Development District zoning and deemed the plat administratively complete. The Planning Director recommends approval.

RECOMMENDATION:

Consider action to approve Pecan Park Commercial Amended Preliminary Plat, being 55.355 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of West SH 71 & west of Sterling Drive, within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Pecan Park Commercial Amended Preliminary Plat
- Attachment 1: Location Map

