



# STAFF REPORT

**MEETING DATE:** July 28, 2022

**TITLE:**

Consider action to approve the Bastrop Grove Section 4 Phase 2 Final Plat, being 37.781 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, 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 Agnes and east of SH 304 (Attachment 1)
Total Acreage:	37.781 acres
Legal Description:	37.781 acres of the Nancy Blakey Survey, Abstract 98
Property Owner:	Lennar Homes of Texas Land & Construction, Ltd
Agent Contact:	Tim Holland, BGE
Existing Use:	Vacant/Undeveloped
Existing Zoning:	The Grove Planned Development
Adopted Plan:	The Grove Planned Development
Future Land Use:	Transitional Residential

**BACKGROUND/HISTORY:**

The applicant has submitted a Final Plat application for Bastrop Grove Section 4 Phase 2. The plat includes 171 residential lots, two multifamily lots, five green space/future park lots, one open space lot and four access lots (Exhibit A). The proposed single-family lots follow the lot standards adopted in the Planned Development, as amended.

Streets

The Plat connects to State Highway 304 via Greenleaf Fisk Drive and Cattail Lane in Section 1A. Local streets will serve the proposed residential and open space lots. Sidewalks will also be built alongside the roads within the development. The access lots are alleys to serve the lots fronting Smallmouth Road.

The Planned Development District was approved prior to the B<sup>3</sup> Code's adoption. The street layout attempted to reflect the B<sup>3</sup> Code's desire for gridded street connectivity while also working within the site's boundaries and around the LCRA transmission lines.

Utilities

Water service (domestic and fire) will be provided by the City of Bastrop and are served from SH 304. These lines will be designed according to the City's construction standards, as well as the

Texas Commission on Environmental Quality's (TCEQ) requirements. Public Improvement Plans have been reviewed and approved by the City Engineer.

Wastewater collection and treatment will also be provided by the City of Bastrop. Wastewater improvements were included in the approved Public Improvement Plan.

#### Drainage

Stormwater runoff generated within the property will be routed through an underground storm sewer network, which will then flow into the drainage channel to the east, which discharges into the Colorado River. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the residential lots will include maximum impervious coverage limit that is reflected in the system capacity. A Final Drainage Plan has been reviewed and approved by the City Engineer.

#### **POLICY EXPLANATION:**

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

#### Compliance with 2036 Comprehensive Plan:

Future Land Use Plan - Traditional Residential: The Transitional Residential character area is for lands to be developed with higher densities and a variety of housing types. The character area supports high density single-family detached, single-family attached (duplexes, triplexes, townhouses), multi-family (apartments), and institutional residential uses such as nursing homes and assisted living facilities, along with associated amenities such as parks, trails, open spaces and public uses such as schools, fire stations, and more.

*This plat complies with the Future Land Use Plan, which shows Transitional Residential in this area. The plat proposes dense residential lots and open space.*

Objective 2.1.1: Implement a community growth program that maximizes the use of existing City infrastructure.

*The approved Planned Development for this neighborhood contemplated the intent of the proposed B<sup>3</sup> Code in creating a dense, gridded, network. The streets and utilities are well connected.*

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 Planned Development, a variety of single-family residential lots and two multifamily lots are provided with this plat.*

#### 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 B<sup>3</sup> 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 37.781-acre tract into 171 residential lots, five green space/park lots, one open space lot, and four access lots. Public improvements within the subdivision (streets, water, wastewater, etc.) 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;

*The plat conforms to the Future Land Use Plan, which is designated Transitional Residential 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;

*The street layout and associated utilities meet the approved concept plan included in the Planned Development for this neighborhood.*

- (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 all street, utility, and drainage 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 adopted B<sup>3</sup> Code and Planned Development District.*

B<sup>3</sup> 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 Plat was approved by the Planning and Zoning Commission on April 30, 2020.*

- Section 1.3.003 Final Plat

*The Final Drainage Plan to determine drainage requirements was approved by the City Engineer on June 10, 2021.*

*The Public Improvement Plans for the feasibility of the construction of the subdivision improvements were approved by the City Engineer on August 26, 2021.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Final Plat for compliance with subdivision, utility standards, and Planned Development on July 21, 2022, and deemed the plat administratively complete. The Planning Director recommends approval.*

**RECOMMENDATION:**

Consider action to approve the Bastrop Grove Section 4 Phase 2 Final Plat, being 37.781 acres out of the Nancy Blakey Survey, Abstract No. 98, located south of Agnes Street and east of State Highway 304, within the city limits of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- Exhibit A: Bastrop Grove Section 4 Section 2 Final Plat
- Attachment 1: Location Map
- Attachment 2: Planned Development Concept Plan

