



# STAFF REPORT

**MEETING DATE:** October 5, 2023

**TITLE:**

Consider action to approve Valverde Section 2 Preliminary Plat, being 294.5 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.

**STAFF REPRESENTATIVE:**

Kennedy Higgins – Planner, Development Services

**ITEM DETAILS:**

Site Address: West of FM 969 (Attachment 1)  
Total Acreage: 294.5 acres  
Legal Description: 294.5 acres of the Nancy Blakey Survey, Abstract Number 98  
  
Property Owner: Continental Homes of Texas, LP  
Agent Contact: Pablo H. Martinez, BGE, Inc.  
  
Existing Use: Vacant/Undeveloped  
Existing Zoning: P3 Residential per Development Agreement  
Adopted Plan: Valverde Development Agreement, Approved July 13, 2021  
Future Land Use: Neighborhood Residential

**BACKGROUND/HISTORY:**

The applicant has submitted an application for a Preliminary Plat for Valverde Section 2, Attachment 1. The plat includes 1047 residential lots and 70 non-residential lots. The table below breaks down the number of lots by size.

LOT COUNT		
	NO. OF LOTS	PERCENT
43' LOTS	311	27.84%
45' LOTS	296	26.50%
50' LOTS	440	39.39%
OS/DE	70	6.27%
TOTAL	1117	100%

The proposed lots follow the standards adopted in the Viridian Development Agreement.

Infrastructure	Available (Y/N)	Proposed
Water	N	Line Extensions
Wastewater	N	Line Extensions
Drainage	Y	Detention ponds
Transportation	Y	Constructing New Streets
Parks and Open Space	Y	79.44 ac including drainage

**Traffic Impact and Streets**

The Preliminary Plat proposes an 80 foot ROW, major multimodal street that provides the main access for this section from FM 969. Street A turns into Street E and Streets M and U will be the main connections to the remainder to the subdivision on the eastern portion. On the west side, Street E and W will continue west where they run into Street KK which will run north / south to connect to the remainder of the streets. All streets and alleys are proposed to be publicly dedicated. Sidewalks will also be built within the development along the public streets.

A traffic impact analysis (TIA) for the development is not required by the City as the development is complying with the Master Transportation Plan and meeting the grid requirements for City developments.

**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. 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 collection and treatment will also be provided by the City of Bastrop via a new lift station shown in Block B Lot 1 and wastewater line extensions along FM 969 provided by the developer to the existing line at FM 969 and SH 71. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

**Drainage**

The natural drainage basins for this area drain northly and westerly. Stormwater runoff generated Section 2 will be routed via storm sewer to two detention ponds in the northern and western part of this section. Both ponds will then discharge at pre-developed rates to the north. The drainage plan is using the updated rainfall totals of Atlas 14. Additionally, the lots will include maximum impervious coverage limits as defined in the Development Agreement, that are reflected in the system capacity. A Preliminary Drainage Plan has been reviewed and approved 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 - Neighborhood Residential: 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.

*This plat complies with the Future Land Use Plan, which shows Neighborhood Residential in this area. The plat proposes residential lots.*

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 the 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 B<sup>3</sup> 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.*

### 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.*

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 294.50-acre tract into 1047 residential lots and 70 non-residential lots. Utility improvements within the subdivision (water, and wastewater will be dedicated to the City of Bastrop upon their completion.*

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 Neighborhood 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;

*A Preliminary Drainage Plan and Preliminary Infrastructure Plan have been reviewed and approved by the City Engineer to ensure that the Public Improvements can be designed for utility extension. The development is following the adopted Master Transportation Plan for street layout and connections.*

- (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 B<sup>3</sup> Code and Viridian Development Agreement.*

#### 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 Drainage Plan to determine drainage requirements was approved by the City Engineer on August 23, 2023.*

*The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on September 27, 2023.*

- Section 1.3.004 Plat Requirements

*The Development Review Committee reviewed the Preliminary Plat for Valverde Section 2 for compliance with subdivision and development agreement standards on August 25, 2023 and deemed the plat administratively complete. Staff recommends approval.*

#### **RECOMMENDATION:**

Consider action to approve Valverde Section 2 Preliminary Plat, being 294.5 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 Section 2 Preliminary Plat
- Attachment 2: Valverde Section 2 Preliminary Plat Location Map
- Attachment 3: Valverde Concept Plan