



STAFF REPORT

MEETING DATE: October 5, 2023

TITLE:

Consider action to approve Valverde South Subdivision Final Plat, being 12.034 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: 12.034 acres
 Legal Description: 12.034 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: P5 Core 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 Final Plat for Valverde South Subdivision, Attachment 1. The site is currently vacant and will be developed as a multifamily residential use, with a total of 168 units with associated private water, wastewater, and storm sewer system. The associated Valverde Development Agreement, Preliminary Plat for Valverde Phase 1-3, and Public Improvement Plans and Final Drainage Plans for Valverde Phase 1 have been approved and currently under construction.

The proposed lot follows the standards adopted in the Viridian Development Agreement.

Infrastructure	Available (Y/N)	Proposed
Water	N	Line Extensions
Wastewater	N	Line Extensions
Drainage	Y	Storm Sewer to Pond
Transportation	N	Internal Streets
Parks and Open Space	N	None

Traffic Impact and Streets

The Valverde South Subdivision Final Plat will have 1 entrance for access approximately 700' westward on Street A, which was established from an earlier plat of Section 1, and is the main entrance off of FM 969. On the eastern side of the property there has been 20 feet or 0.228 acres of Right Of Way dedicated for future widening of FM 969. The total requested TxDOT ROW will be 120' with 80' already existing.

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 drainage patterns generally flow in a south-to-north direction. Off-site flow coming onto the project site will be conveyed by the proposed swale along the southern property line to the underground storm sewer system within the proposed drainage easement across the site. The site will utilize a detention pond located at northwest of the project site, as part of the approved Valverde Phase 1 Final Drainage Plan. This pond was designed to convey drainage area P10 & POS1 and under assumption of total 34.3 acres of impervious cover per Valverde Phase 1 Final Drainage Plan. This project site proposed 8.3 acres of on-site impervious cover and Valverde Phase 1 proposed 5.6 acres of impervious cover within the public right-of-way. The total number of impervious cover, 13.9 acres, is below the designed impervious cover. No additional on-site detention pond is needed for Valverde South project site.

POLICY EXPLANATION:

Final 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, however the Development Agreement supersedes the FLUM from 2016 to initiate multifamily on this site.

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 B³ 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 B³ 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 11.806-acre tract into 1 multifamily lot. Water improvements within the subdivision will remain private 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 final plat conforms to the Future Land Use Plan and Development Agreement, which is designated multifamily 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.

- (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 final plat complies with the requirements of the adopted B³ Code and Viridian Development Agreement.

B³ Code – Chapter 1: Subdivisions

- Section 1.3.001 Standard Procedure - Platting

- Section 1.3.003 Final Plat

The Preliminary Drainage Plan to determine drainage requirements was approved by the City Engineer on August 2, 2023.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Final Plat for Valverde South Subdivision for compliance with subdivision and development agreement standards on August 24, 2023 and deemed the plat administratively complete. Staff recommends approval.

RECOMMENDATION:

Consider action to approve Valverde South Subdivision Final Plat, being 12.034 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 South Subdivision Final Plat
- Attachment 2: Valverde South Final Plat Location Map
- Attachment 3: Valverde Concept Plan