



STAFF REPORT

MEETING DATE: July 27, 2023

TITLE:

Consider action to approve the EDC Industrial Park Replat to include a Regional Lift Station, Force Main, and Wastewater Main, being 67.67 acres out of the Bastrop Business and Industrial Park, Phase 1, Lot Reserve D, (Replats of Lot 1 and 2), located south of Highway 71 and east of Colorado Bend, within the City of Bastrop, Texas, as shown in Exhibit A.

STAFF REPRESENTATIVE:

Trey Job, Assistant City Manager

ITEM DETAILS:

Site Address: 406 Jackson Street, Bastrop
Total Acreage: 67.67 acres
Legal Description: Reserve Area "D" called 67.67 acres, replat of Lots 1 and 2 Reserve B of Bastrop Business and Industrial Park, Phase 1 Final Plat, Cabinet 5, Page 122-B, P.R.B.C.T.
Property Owner: Bastrop Economic Development Corporation
Existing Use: Primarily undeveloped Industrial
Existing Zoning: Employment Center
Future Land Use: Employment Center

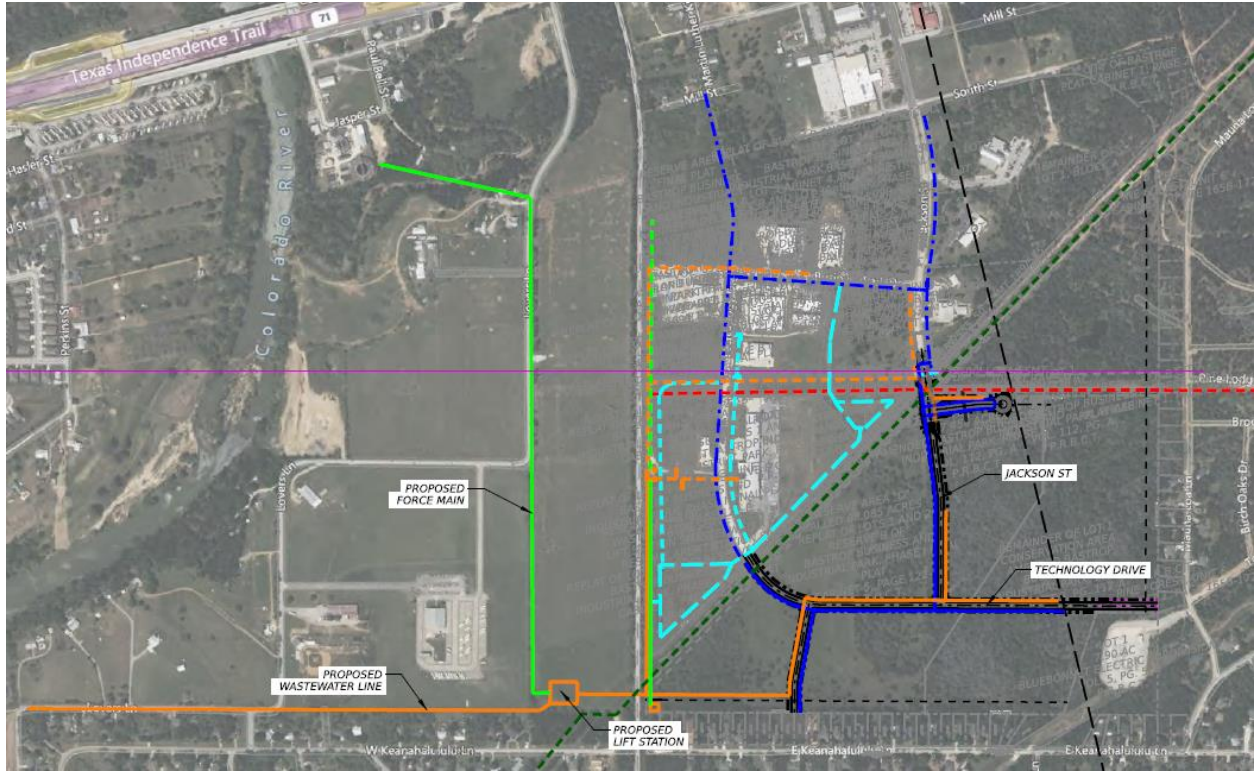
BACKGROUND:

Replat of Lot 1 Conservation Area and Reserve Area "D" Bastrop Business and Industrial Park Phase 1. Now that more lots are being sold, it is time to prepare infrastructure for future development that is coming.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extension – (TBD)
Wastewater	Y	Line Extension – (TBD)
Drainage	N	
Transportation	Y	Future connection to Tahitian Village and Pine Forest 6
Parks and Open Space	N	

Utilities

All existing and proposed utilities will be serviced by the City of Bastrop.

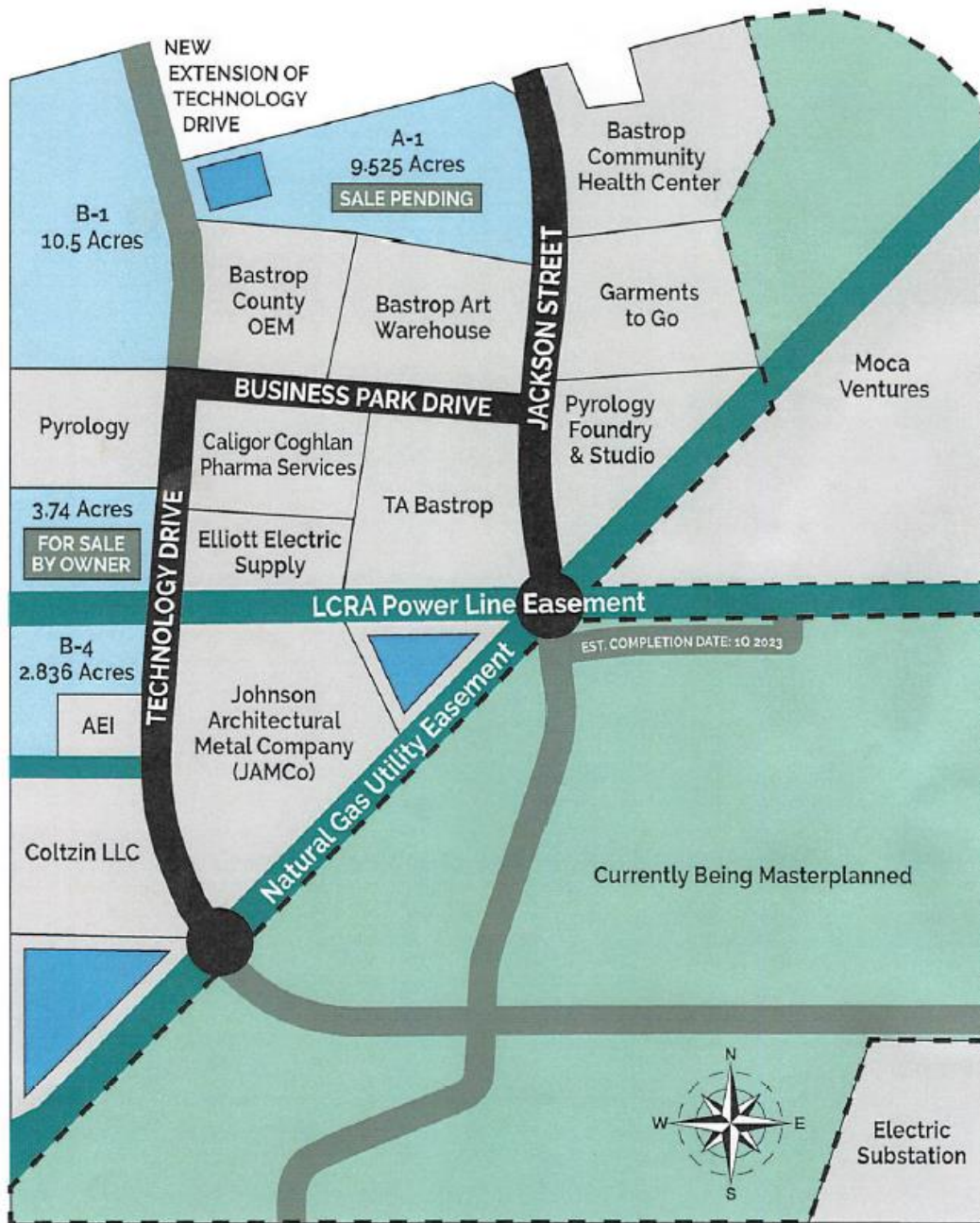


Drainage

There will not be enough land disturbance to warrant a drainage plan.

Traffic Impact and Streets

There are no new streets being created with this replat. However, there will be potential for a connection to Tahitian Village towards the south of the Industrial Park between Tract 8 and Tract 9 with another connection point to Pine Forest 6 on the east.



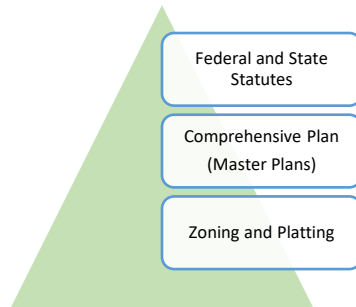
- Available
- Future Development
- Regional Detention
- Utility Easement
- Existing Roads
- Future Roads



bastrop

POLICY EXPLANATION:

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



Compliance with the Texas 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.

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 Employment Center 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 Business Park will provide new streets that will allow future connectivity and traffic flow for additional development in the area and alternative routes to relieve congestion on other local connectors.

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

This project is being performed in-house with existing City funds.

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

Compliance with 2036 Comprehensive Plan:

Future Land Use Plan – Employment Center/Industrial: Utilize the future land use plan to guide decisions regarding proposed development and redevelopment activities in Bastrop and the City's ETJ.

This plat complies with the Future Land Use Plan, which shows Employment Center in this area. The plat proposes industrial lots.

Compliance with B3 Code:

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).

The plat complies with the requirements of the adopted B³ Code.

RECOMMENDATION:

Consider action to approve the EDC Industrial Park Replat to include a Regional Lift Station, Force Main, and Wastewater Main, being 67.67 acres out of the Bastrop Business and Industrial Park, Phase 1, Lot Reserve D, (Replats of Lot 1 and 2), located south of Highway 71 and east of Colorado Bend, within the City of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Bastrop EDC Replat
- Bastrop EDC Industrial Park Location Map
- Bastrop EDC Proposal Layout
- Bastrop Business & Industrial Park

