



# STAFF REPORT

**MEETING DATE:** July 27, 2023

**TITLE:**

Consider action to approve the River Terrace Replat, previously platted as River Terrace Lot 1-37, located west of Wilson Street, north of Magnolia and south of Mesquite Street, within the City of Bastrop, Texas, as shown in Exhibit A.

**STAFF REPRESENTATIVE:**

Doug Haggerty, Senior Planner, Development Services Department

**ITEM DETAILS:**

Site Address: Wilson Street and Mesquite Street (Attachment 2)  
 Total Acreage: 11.04 acres  
 Legal Description: An 11.04 acre tract of land/subdivision plat of record in cabinet 1, page 190A of the plat records of Bastrop County, Texas.

Property Owner: Culzean Enterprises, LLC  
 Agent Contact: Gabriel Hovdey and Manideep Yarlagadda – Southwest Engineers, Inc.

Existing Use: Vacant/Undeveloped  
 Existing Zoning: P3 – Neighborhood, North End Character District  
 Future Land Use: Single Family Residential

**BACKGROUND:**

This project is for a proposed single-family subdivision that will replace a 37-lot subdivision created in the 1980's but never developed. This subdivision contains 9.02 acres dedicated to 59 single family residential lots and road. Lot 61 is a drainage/open space lot. Lot 48 is reserved for a lift station and lots 62, 63, & 64 are dedicated for pedestrian/open space lots.

Infrastructure	Available (Y/N)	Proposed
Water	Y	Line Extension – 6 inch
Wastewater	Y	Line Extension – 4 inch
Drainage	Y	Detention pond NW corner
Transportation	Y	4 new streets, extending Mesquite
Parks and Open Space	Y	4.98 acres

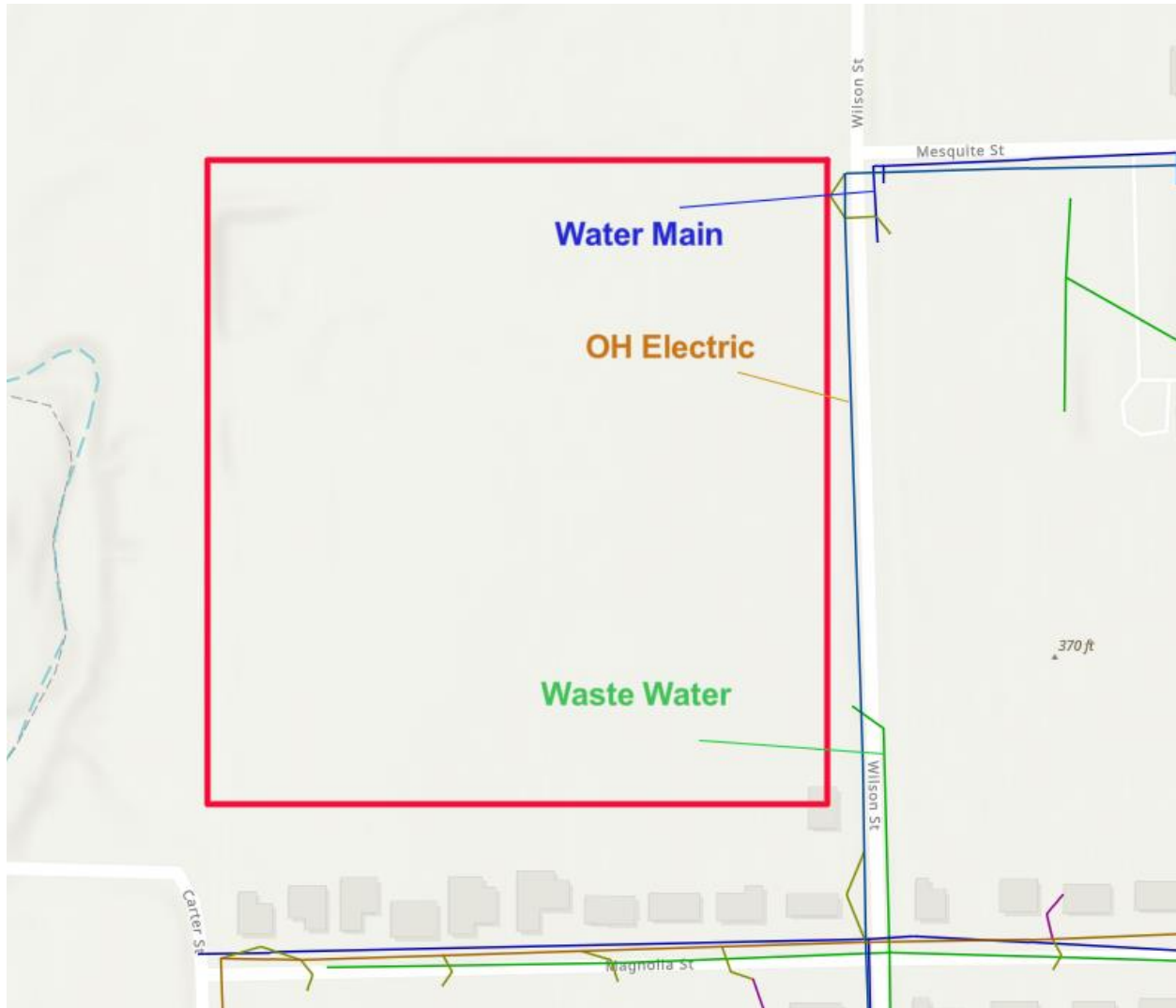
Utilities

Water service (domestic and fire) will be provided the City of Bastrop via line extensions from existing infrastructure located on Wilson Street. These lines will be designed according to the

City's construction standards, as well as the Texas Commission on Environmental Quality's (TCEQ) requirements.

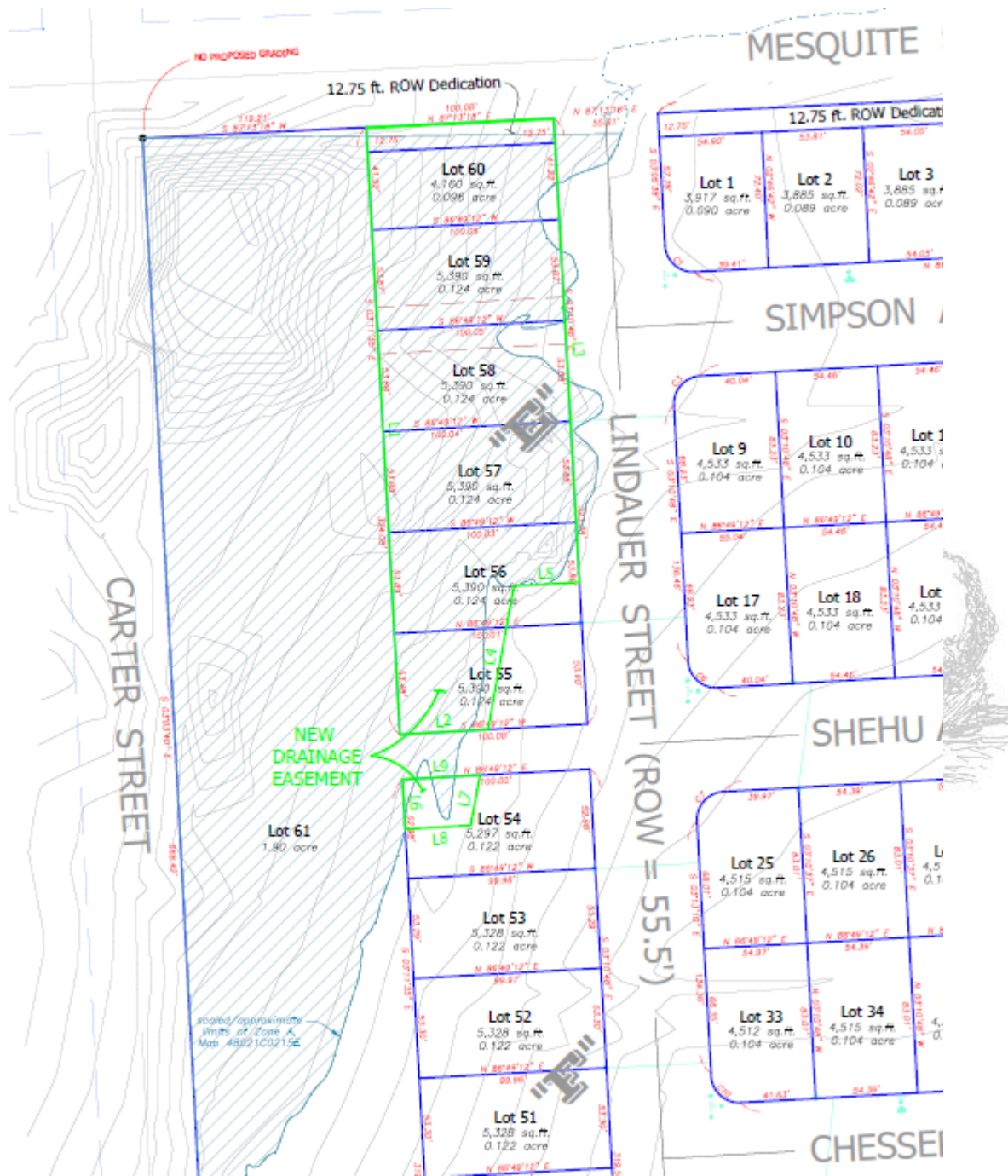
Wastewater collection and treatment will also be provided by the City, and will require the installation of lines that will ultimately connect to a newly constructed wastewater lift station.

Electric service provided by Bastrop Power and Light.



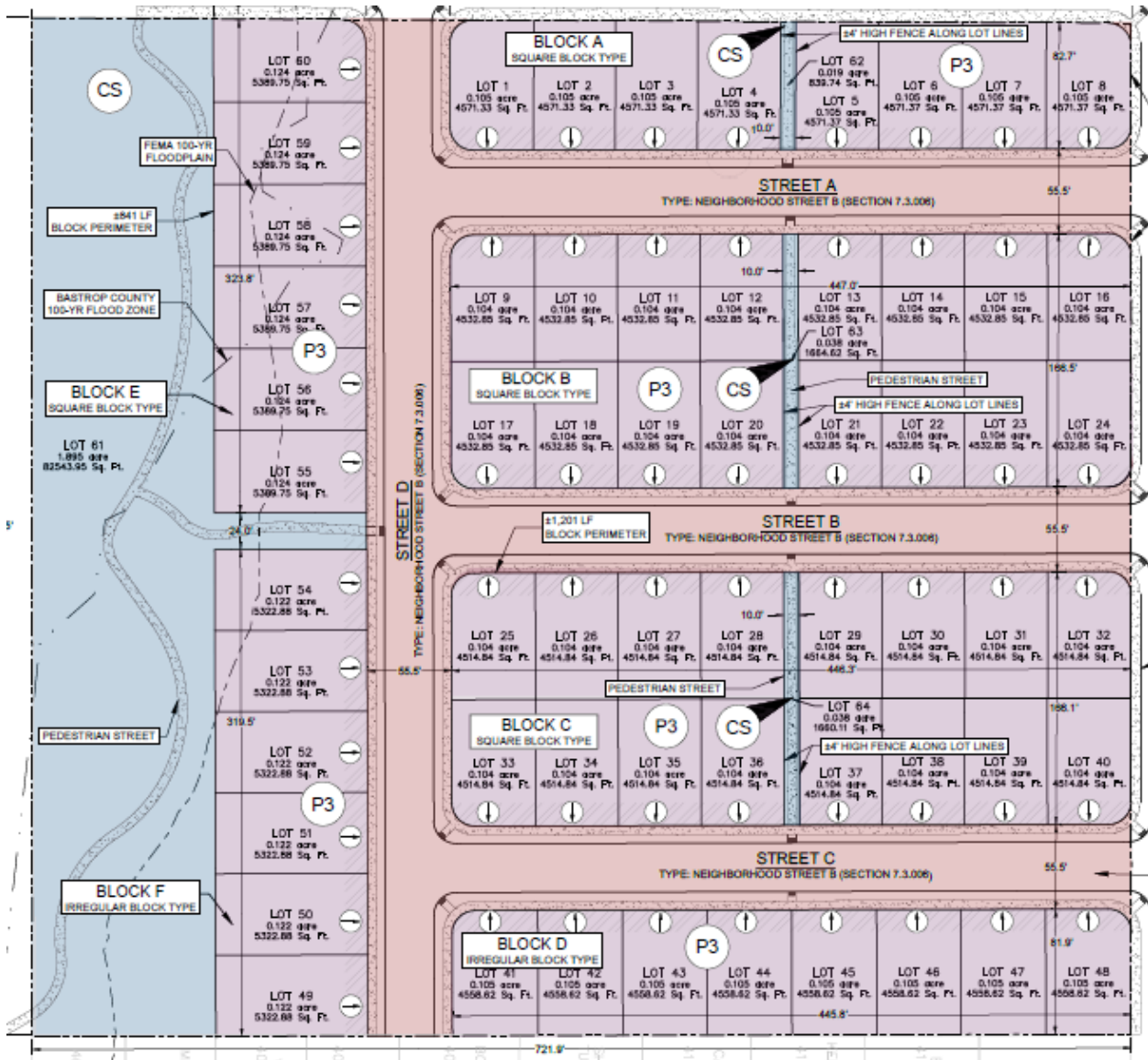
### Drainage

Stormwater runoff generated within the property will flow into a detention pond located in Lot 61 on the west side of the subdivision which equates to 1.9 acres. On the east side of the subdivision runoff will fall towards ditches along Wilson Street. The drainage plan is using the updated rainfall totals of Atlas 14. A Preliminary Drainage Plan has been reviewed and approved by the City Engineer.



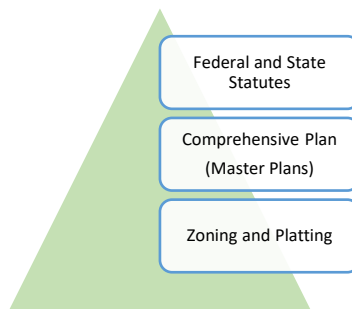
### Traffic Impact and Streets

This plat creates 4 new streets and the continuance of existing Mesquite Street on the north end of the subdivision. Mesquite Street surface will be a rolled gravel surface prior to further TxDOT development. The main access will be off Wilson Street with 3 east/west streets connecting to Wilson. The street ROW's meet the 55.5' width requirement. The street design will follow the B3 Code, Section 7.3.006 Local Connector Street: Neighborhood Street B.



**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 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;

*This subdivision will provide five new streets that will allow future connectivity and traffic flow for additional development in the area.*

- (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.

### Sec. 212.014. Replatting without vacating preceding plat.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

*The applicant will be replacing a 37-lot subdivision that was created in the 1980's with a new and improved design that will constitute 59 single family residential lots, 4 lots*

*dedicated to civic space, and 1 lot dedicated to an on-site lift station that will service the subdivision.*

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 2.4.1: Invest in wastewater system expansion in areas that promote infill and contiguous development.

*This development is within the City's wastewater service area and is vacant land immediately adjacent to existing development. This subdivision connects to existing wastewater lines and continues the system in an efficient manner.*

- Goal 4.1.1 Provide a greater diversity of housing options in Bastrop while protecting the character of the City's existing neighborhoods.

*The River Terrace Development provides a rural-type setting while still within the city limits with access to all the City amenities. River Terrace will provide an increase in single family housing options.*

Compliance with the B3 code:

*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).*

*The plat complies with the requirements of the adopted B<sup>3</sup> Code.*

**RECOMMENDATION:**

Consider action to approve the River Terrace Replat, previously platted as River Terrace Lot 1-37, located west of Wilson Street, north of Magnolia and south of Mesquite Street, within the City of Bastrop, Texas, as shown in Exhibit A.

**ATTACHMENTS:**

- River Terrace Replat
- River Terrace Location Map