



STAFF REPORT

MEETING DATE: January 26, 2023

TITLE:

Consider action to approve Bark 1832 Subdivision Preliminary Plat, being 0.776 acres out of Farm Lot 6, West of Main Street, located north of Laurel Street, south of Linden Street and east of Wilson Street, 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: North of Laurel Street, south of Linden Street, east of Wilson Street (Attachment 1)
Total Acreage: 0.776 acres
Legal Description: 0.776 acres of Farm Lot 6, West of Main Street
Property Owner: Robert Steubing and Brynda Fowler
Agent Contact: Brynda Fowler
Existing Use: Vacant/Undeveloped
Existing Zoning: Place Type 3 - P3
Character District: North End
Future Land Use: Neighborhood Residential

BACKGROUND/HISTORY:

The applicant has submitted an application for a Preliminary Plat for Bark 1832 Subdivision. The plat includes 3 residential lots (Exhibit A). The residential lots have an average size of 0.218 acres. The applicant plans to build the entire subdivision in one phase.

Traffic Impact and Streets

The Preliminary Plat proposes to add additional right-of-way off Wilson Street for Bark Street. Bark Street will 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 meets the Building Block grid requirement for Traditional Neighborhood Development, which complies with the Downtown Character District.

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 lines 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. 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 with wastewater line extensions from Wilson Street, provided by the developer. Wastewater improvements were included in the approved Preliminary Infrastructure Plan.

Drainage

The natural drainage basins for this area will drain into an onsite detention area between Lots 1 and 2. Stormwater runoff generated will be routed via storm sewer. A 6-inch ribbon curb will be installed for the property that cannot drain into the detention bond to allow stormwater to drain across the property. The drainage plan is using the updated rainfall totals of Atlas 14. Place Type 3 (P3) zoning district allows a maximum of 60% impervious cover. 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 Commercial character area is intended for lands that are to be developed for nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These developments typically occupy much smaller footprints, use less signage, have more landscaping, and deemphasize or screen parking in a manner that sets the areas apart from typical large scale or corridor commercial developments. In some cases, neighborhood commercial uses may be included as part of a larger planned development within residential character areas.

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.

The existing capacity and lines of the wastewater system adjacent to the property will be utilized and extended with this infill development.

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

The B³ Code allows for a diversity of building types and sizes by not requiring a minimum lot size and allowing up to three living units on each lot. The Bark 1832 Subdivision Development will create 3 residential lots that will follow the form and lot requirements of the B³ Code.

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 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 .776-acre tract into 3 residential lots. Utility improvements within the subdivision water and wastewater will be dedicated to the City of Bastrop upon their completion. This plat also extends the street right-of-way to the east edge of the development, which will allow the landlocked tract to the east to further extend the street and develop.

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 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.

- (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 B³ Code.

B³ 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 Drainage Plan, Preliminary Infrastructure Plan, Preliminary Plat, Public Improvement Plan, Public Improvement Plan Agreement, 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 November 24, 2021.

The Preliminary Infrastructure Plan for the feasibility of the construction of the subdivision improvements was approved by the City Engineer on February 24, 2022.

- Section 1.3.004 Plat Requirements

The Development Review Committee reviewed the Preliminary Plat for Bark 1832 Subdivision for compliance with subdivision standards on January 5, 2023 and deemed the plat administratively complete. The Director of Planning recommends approval.

RECOMMENDATION:

Consider action to approve Bark 1832 Subdivision Preliminary Plat, being 0.776 acres out of Farm Lot 6, West of Main Street, located north of Laurel Street, south of Linden Street and east of Wilson Street, within the city limits of Bastrop, Texas, as shown in Exhibit A.

ATTACHMENTS:

- Exhibit A: Bark 1832 Subdivision Preliminary Plat
- Attachment 1: Location Map